

THE LANTERNS
FINAL PLANNED UNIT DEVELOPMENT

A REPLAT OF LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION, TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO

PROJECT DESCRIPTION

THE LANTERNS AREA:	3.87 AC.
TRACT K AREA:	0.27 AC.
TOTAL PLATTED AREA:	4.14 AC.
PCZD-R:	2.85 AC.
SUMMIT VIEW ROW:	0.54 AC.
1/2 KAYLIX AVENUE ROW:	0.06 AC.
1/2 WEST HECLA ROW:	0.28 AC.
1/2 KAYLIX AVENUE ROW DEDICATION:	0.08 AC.
TOTAL GROSS LAND AREA:	3.81 AC. ¹
CURRENT ZONING:	PCZD-CR
PROPOSED ZONING:	PCZD-R
MAX. NUMBER OF APPROVED RESIDENTIAL UNITS:	90 DU ¹
MAX. NUMBER OF ADDITIONAL RESIDENTIAL UNITS:	4 DU ²
TOTAL MAX NUMBER OF UNITS	94 DU
ACCESS:	KAYLIX AVENUE WEST HECLA DRIVE SUMMIT VIEW DRIVE (VIA 3/4 ACCESS FROM HIGHWAY 42)

¹ DENSITY TRANSFER PER THE STEEL RANCH SOUTH FINAL PUD.
² 4 ADDITIONAL UNITS ARE BEING TRANSFERRED AS A RESULT OF THE PUBLIC BENEFIT PROVIDED WITHIN THIS PUD.
³ THE DENSITY CALCULATION IS CONSISTENT WITH CITY OF LOUISVILLE MUNICIPAL CODE SECTION 17.14.06.C.1.A.

PUBLIC LAND DEDICATION REQUIREMENT

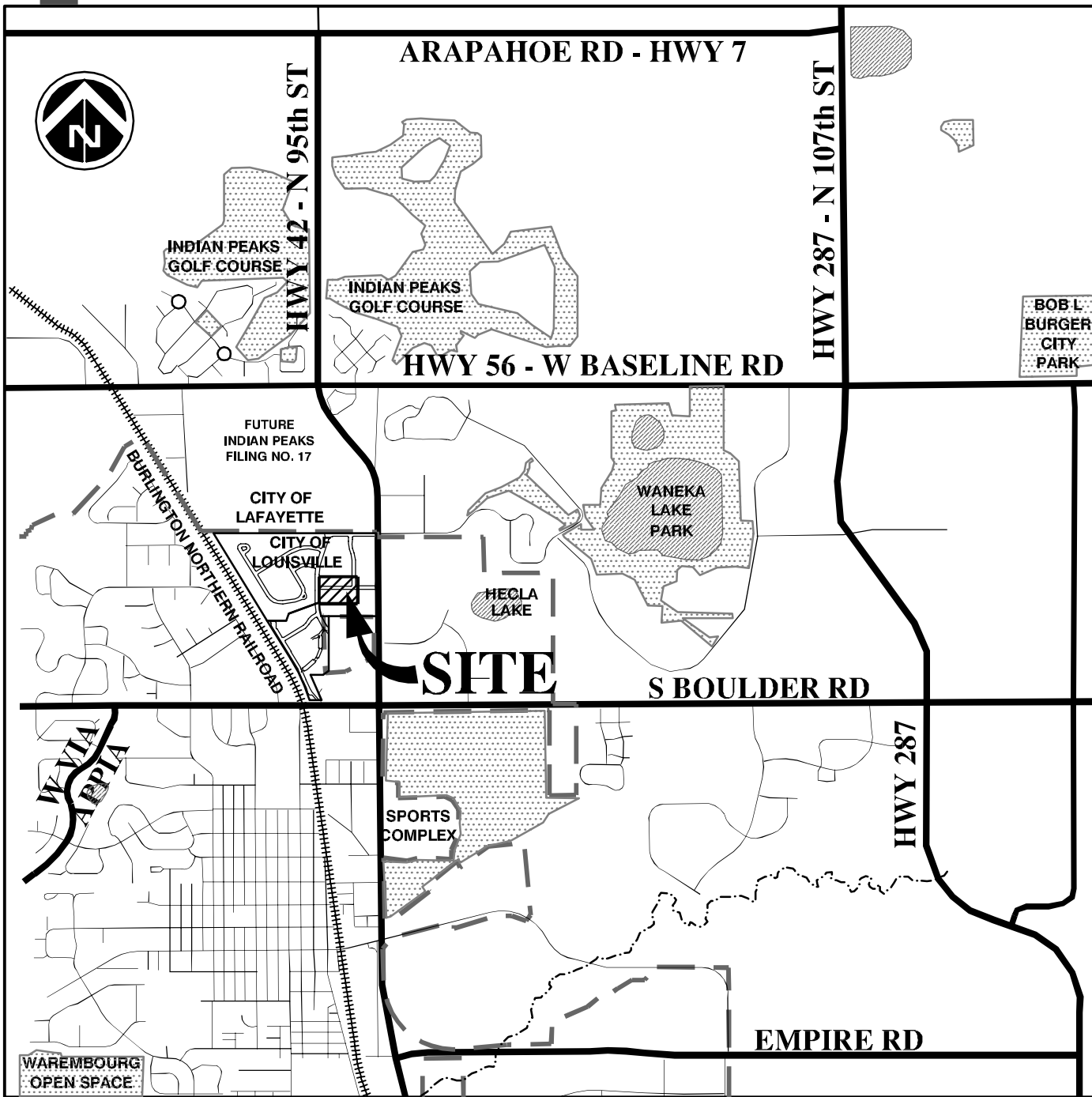
TOTAL PLATTED AREA:	4.14 AC.
COMMERCIAL DEDICATION REQUIREMENT:	19% (PREVIOUSLY MET) (BASED ON THE LANTERNS AREA = 3.87 AC.)
RESIDENTIAL DEDICATION REQUIREMENT:	15% (3%)
TOTAL LAND DEDICATION REQUIRED:	0.12 AC. ¹
THE FINAL PLANNED UNIT DEVELOPMENT SHALL PROVIDE A CASH IN LIEU PAYMENT, CONSISTENT WITH SECTION 16.16.60B OF THE CITY CODE, FOR THE REQUIRED PUBLIC LAND DEDICATION.	

LAND USE SUMMARY

TRACT	TOTAL AREA (ACES)	PREVIOUS OWNERSHIP	PROPOSED OWNERSHIP	MAINTENANCE	PRIMARY USES
A	0.03	City of Louisville	The Lanterns HOA	The Lanterns HOA	Dry Utility Easement, Public Access Easement, Public Walk
B	0.03	City of Louisville	The Lanterns HOA	The Lanterns HOA	Dry Utility Easement, Public Access Easement, Public Walk and Private Drainage Easement
OUTLOT					
A	0.18	City of Louisville (Outlot A)/Summit View (Tract M & Lot 3, Block 11)	City of Louisville	The Lanterns HOA	Other Land, Davidson Highline Ditch Easement
B	0.09	RMCS, LLC	City of Louisville	City of Louisville	Regional Trail, Utility Easement (Water)

VICINITY MAP

SCALE 1" = 2000'



PREVIOUSLY PLATTED CITY OF LOUISVILLE RIGHT-OF-WAY

ROW	TOTAL AREA (ac)	OWNERSHIP	MAINTENANCE	USE
Summit View Drive	0.67	Louisville	Louisville	Public Roadway, Pedestrian Access, Drainage and Wet Utilities
Kaylix Avenue	0.11	Louisville	Louisville	Public Roadway, Pedestrian Access, Drainage and Wet Utilities

PROPOSED CITY OF LOUISVILLE RIGHT-OF-WAY

ROW	TOTAL AREA (ac)	OWNERSHIP	MAINTENANCE	USE
Summit View Drive	0.60	Louisville	Louisville	Public Roadway, Pedestrian Access, Drainage and Wet and Dry Utilities
Kaylix Avenue	0.24	Louisville	Louisville	Public Roadway, Pedestrian Access, Drainage and Wet and Dry Utilities

LEGAL DESCRIPTION

THE LANTERNS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT L, TAKODA SUBDIVISION; THENCE S 89°55'52" E, 562.89 FEET ALONG THE NORTH LINE OF TRACT L, LOT 1 AND LOT 2, BLOCK 11, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KAYLIX AVENUE AND THE NORTHWEST CORNER OF TRACT T, TAKODA SUBDIVISION; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S 00°04'08" W, 92.33 FEET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET AND A CHORD BEARING S 44°55'55" E, 91.21 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SUMMIT VIEW SUBDIVISION; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S 89°55'59" E, 7.89 FEET; THENCE S 13°57'56" W, 188.73 FEET TO A POINT ON THE NORTH LINE OF OUTLOT A, SUMMIT VIEW SUBDIVISION; THENCE ALONG SAID NORTH LINE OF OUTLOT A S 87°22'27" W, 111.49 FEET TO A POINT ON THE SOUTH LINE OF SAID OUTLOT A; THENCE ALONG SAID SOUTH LINE OF OUTLOT A N 81°04'50" W, 174.06 FEET; THENCE ALONG SAID SOUTH LINE OF OUTLOT A S 69°25'19" W, 253.30 FEET TO THE SOUTHEAST CORNER OF TRACT M, TAKODA SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID TRACT M, S 69°22'23" W, 21.38 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HECLA DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N 00°04'08" E, 188.03 FEET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET AND A CHORD BEARING N 45°04'08" E, 21.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SUMMIT VIEW DRIVE; THENCE N 00°04'08" E, 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SUMMIT VIEW DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET AND A CHORD BEARING N 44°55'52" W, 21.21 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HECLA DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N 00°04'08" E, 97.84 FEET TO THE POINT OF BEGINNING; AREA = 3.87 ACRES

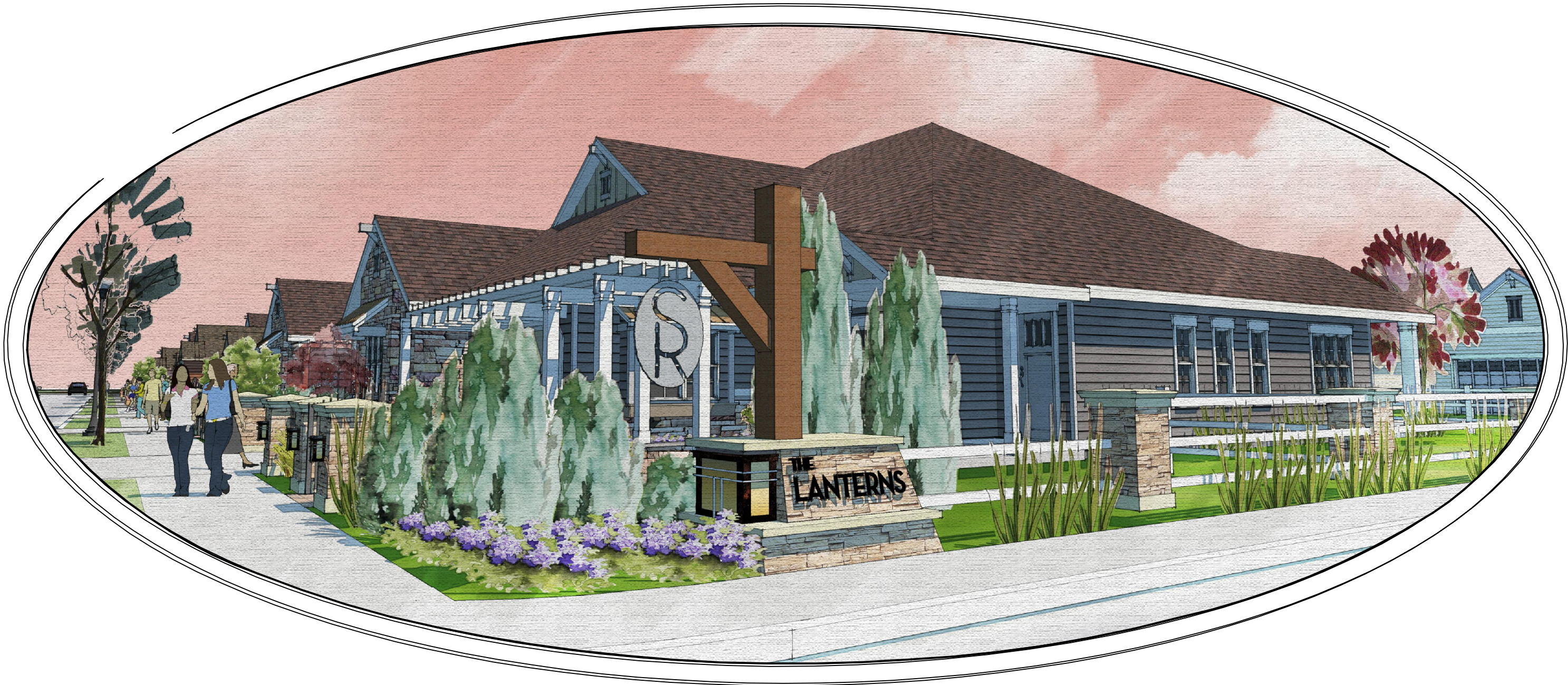
ALONG WITH TRACT K, STEEL RANCH SOUTH SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
AREA = 0.27 ACRES

CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

TOTAL AREA = 4.14 ACRES

LEGAL DESCRIPTION OF PARCELS INCORPORATED IN THE LANTERNS SUBDIVISION:

LOT 1, LOT 2, LOT 3, LOT 4, OF BLOCK 11, TRACT L AND TRACT M, TAKODA SUBDIVISION.
TRACT K, STEEL RANCH SOUTH SUBDIVISION
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	MASTER PLAN AND GENERAL NOTES
3	PLAN, NOTES AND STANDARDS
4	SITE SKETCHES
5	SITE PHOTOMETRIC PLAN
6	SITE LIGHTING CUTSHEETS
7	GENERAL LANDSCAPE PLAN
8	DETAILED LANDSCAPE PLAN
9	TURNING MOVEMENT DETAILS
10	HORIZONTAL CONTROL PLAN
11	OVERALL UTILITY PLAN
12	OVERALL GRADING PLAN
13 - 14	SITE DETAILS
15 - 16	ARCHITECTURAL ELEVATIONS
17	REGIONAL TRAIL-LAND EXCHANGE

SIGNATURE BLOCKS

CITY COUNCIL SIGNATURE BLOCK

APPROVED THIS ____ DAY OF _____, 201__ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

MAYOR: _____ CITY CLERK: _____

PLANNING COMMISSION CERTIFICATION

RECOMMENDED APPROVAL THIS ____ DAY OF _____, 201__ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____, SERIES _____

CHAIRMAN: _____

CLERK & RECORDER CERTIFICATE - COUNTY OF BOULDER, STATE OF COLORADO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK, ____ M., THIS ____ DAY OF _____ OF 201__, AND IS RECORDED IN PLAN FILE _____, FEE _____, PAID _____, FILM NO. _____, RECEPTION _____

RECORDER: _____ DEPUTY: _____

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS FDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH BY THIS FDP. WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 201__.

OWNER - BOULDER CREEK LANTERNS, LLC
A COLORADO LIMITED LIABILITY COMPANY

(NOTARY SEAL)

NOTARY

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS FDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH BY THIS FDP. WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 201__.

OWNER - RMCS, LLC
A COLORADO LIMITED LIABILITY COMPANY

(NOTARY SEAL)

NOTARY

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS FDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH BY THIS FDP. WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 201__.

OWNER - CITY OF LOUISVILLE

(NOTARY SEAL)

NOTARY

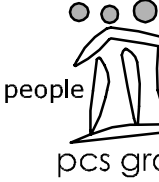
THE LANTERNS

Owner / Architect



BOULDER CREEK
NEIGHBORHOODS
712 Main Street
Louisville, CO 80027
liveboulder creek.com

Planning / LA



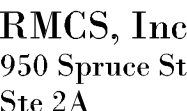
pcs group, inc.
1001 16th street
Ste 3B-180
Denver, Co 80265
Tel: (303) 531-4905
www.pcsgroupco.com

Engineering



ENGINEERING
CONSULTANTS
Contact: Jason D. Margraf, PE
950 Spruce Street, Ste 2C
Tel: (720) 975-0177

Owner's Rep



RMCS, Inc.
950 Spruce St.
Ste 2A
Louisville, CO 80027
Tel: (720) 524-3620
Contact:
Justin McClure

Electrical



GIVEN
& ASSOCIATES, INC.
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Court, Ste. 201
Lakewood, CO 80228
Phone: (303) 716-1270
Fax: (303) 716-1272

SUBMITTAL

Number	Date	Description
1	03/06/14	Initial
2	05/15/14	2nd SUBMITTAL

Checked By: JDM Project#: 03006

Drawn By: SDC Designed by: SOS

SCALE

NTS



SHEET TITLE

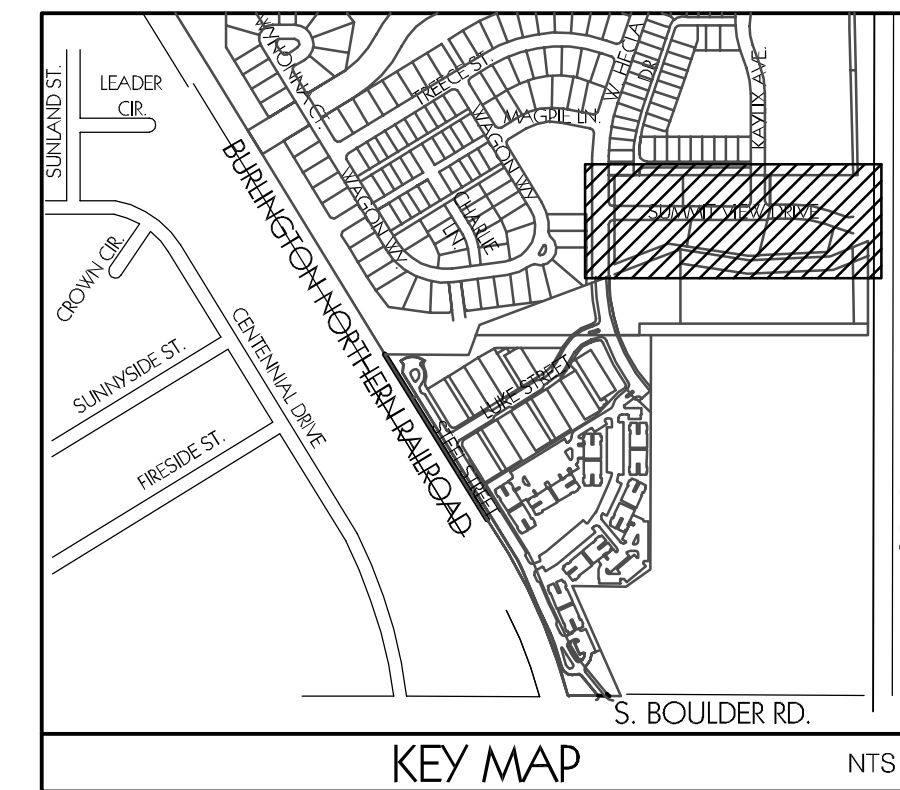
COVER SHEET

SHEET
1 of 17

THE LANTERNS

FINAL PLANNED UNIT DEVELOPMENT

A REPLAT OF LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION, TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



GENERAL NOTES AND STANDARDS

- ONE DISTINCT PRODUCT TYPE IS PROPOSED WITHIN THE LANTERNS AND WILL CONFORM TO PCZD-R.
- ALL PUBLIC USE DEDICATIONS HAVE PREVIOUSLY BEEN MET FOR TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND TRACTS L & M, AND LOTS 1 THRU 4, BLOCK 11 OF TAKODA SUBDIVISION FOR COMMERCIAL USES. AN ADDITIONAL 3% DEDICATION IS REQUIRED TO MEET THE RESIDENTIAL REQUIREMENTS. PLEASE REFER TO THE PUBLIC LAND DEDICATION REQUIREMENTS ON SHEET 1.
- THE DEVELOPER MAY CONDUCT ACTIVITIES (INCLUDING BUT NOT LIMITED TO GRADING AND THE INSTALLATION OF RETAINING WALLS) ON ALL DEDICATED LANDS FOR THE PURPOSE OF CONSTRUCTING PUBLIC AND PRIVATE IMPROVEMENTS REFERRED TO IN THIS PLANNED UNIT DEVELOPMENT.
- ENTRY MONUMENTS ARE CONCEPTUAL IN NATURE AT THE LOCATIONS SHOWN ON THE LANDSCAPE PLAN. FINAL LOCATIONS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION PROCESS.
- NO HISTORIC STRUCTURES EXIST ON THE PROPERTY. ALL EXISTING STRUCTURES AND SURFACE ENCUMBRANCES MAY BE REMOVED, IF ANY.
- ACCESSIBLE SIDEWALKS AND PEDESTRIAN WAYS SHALL BE PROVIDED THAT MEET ADA STANDARDS FOR RUNNING SLOPE AND CROSS SLOPE.
- THE BULK AND DIMENSION STANDARDS ON THIS SHEET SHALL GOVERN THE AREA DEPICTED IN THIS PUD.
- THE WIDTH OF THE EXISTING 50' DAVIDSON-HIGHLINE DITCH

- EASEMENT MAY BE NARROWED IN THE EVENT THE DITCH IS PIPED, IF APPROVED BY THE DITCH COMPANY.
- 20 DWELLING UNITS ARE BEING TRANSFERRED TO THE LANTERNS PER THE APPROVED STEEL RANCH SOUTH FINAL PUD. 4 ADDITIONAL DWELLING UNITS ARE REQUESTED TO PROVIDE A TOTAL OF 24 DWELLING UNITS. REFER TO THE PROJECT DESCRIPTION ON SHEET 1.
- THE PROPOSED 24 UNITS WITHIN THE LANTERNS, AS PRESENTED WITHIN THIS PUD, SHALL BE DUPLEX RANCHES THAT ARE DESIGNED FOR EMPTY NESTERS.
- THE FINAL PLANNED UNIT DEVELOPMENT SHALL PROVIDE A CASH IN LIEU PAYMENT, CONSISTENT WITH SECTION 16.16.60B OF THE CITY CODE, FOR THE REQUIRED PUBLIC LAND DEDICATION, AS OUTLINED ON SHEET 1.
- THE CITY OF LOUISVILLE IS GRANTED A 8.5 FOOT PUBLIC ACCESS EASEMENT BEYOND THE EDGE OF RIGHT OF WAY. THE PROPOSED SIDEWALKS AND LANDSCAPING ALONG ADJACENT PUBLIC ROADWAYS ARE THE MAINTENANCE RESPONSIBILITY OF THE LANTERN'S HOA.
- ALL IMAGERY IS CONCEPTUAL IN NATURE.
- SHARED DRIVEWAYS ARE PERMITTED.
- PROPOSED RETAINING WALLS, TO BE FINALIZED WITH THE SUBSEQUENT CONSTRUCTION DOCUMENTS, MAY REQUIRE RAILINGS DEPENDING ON THE HEIGHT.
- THE COST OF THE DAVIDSON-HIGHLINE DITCH IMPROVEMENTS AND THE ASSOCIATED AGREEMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

PUBLIC BENEFIT NOTES

- THE DEVELOPER SHALL CONSTRUCT THE CURBS, CROSSWALK, AND GUTTER FOR THE KAYLIX AVENUE EXTENSION, AND PROVIDE FUNDS FOR THE CONSTRUCTION OF THE STREET TO THE SOUTHERN EDGE OF THE DEVELOPMENT. THESE IMPROVEMENTS PROVIDE A PUBLIC BENEFIT BY ALLOWING POTENTIAL CONNECTIVITY FOR DEVELOPMENT TO THE SOUTH, GENERATES A POTENTIAL FRONTAGE ROAD FROM PASCHAL DRIVE TO SOUTH BOULDER ROAD, HELPS TO ALLEVIATE TRAFFIC ON HIGHWAY 42 AND BOLSTERS COMMERCIAL OPPORTUNITY AND ACCESS.
- THE DAVIDSON-HIGHLINE DITCH SHALL BE PIPED ALONG THE SOUTHERN BOUNDARY OF THE LANTERNS DEVELOPMENT. DESIGN SPECIFICS WILL BE DETERMINED WITH THE DITCH COMPANY AT THE TIME OF CONSTRUCTION DOCUMENTATION GENERATION AS APPROVED BY THE DAVIDSON-HIGHLINE DITCH COMPANY.
- THE PROPOSED SUMMIT VIEW DRIVE MODIFICATIONS TO IMPROVE THE STREETScape SUCH AS BULB-OUTS TO PROVIDE TRAFFIC CALMING AND FRAME PARALLEL PARKING, THE GENERATION OF A DETACHED WALK AND ASSOCIATED TREE LAWN AND THE REPLACEMENT OF THE EXISTING VERTICAL CURB TO A MOUNTABLE CURB TO PROVIDE A MORE PEDESTRIAN SCALE AND IS A PUBLIC BENEFIT.

DEVELOPMENT SUMMARY

TOTAL PLATTED AREA:	4.14 AC
TOTAL GROSS LAND AREA:	3.81 AC
1/2 KAYLIX AVENUE RIGHT OF WAY DEDICATION:	0.08 AC
1/2 KAYLIX AVENUE RIGHT OF WAY	0.06 AC
SUMMIT VIEW DRIVE RIGHT OF WAY	0.54 AC
1/2 WEST HECLA DRIVE RIGHT OF WAY	0.28 AC
GROSS RESIDENTIAL LAND AREA:	2.85 AC

BULK AND DIMENSION STANDARDS

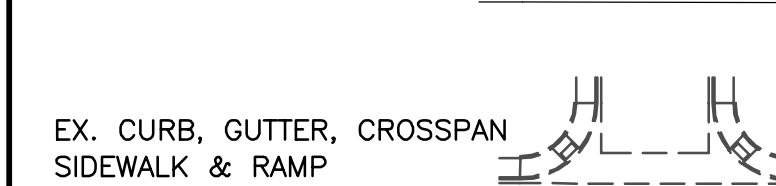
(MAIN STRUCTURES)

MIN. LOT AREA	SFA: 4,000 S.F.
MIN. LOT WIDTH	35'
MAX. LOT COVERAGE	85%
BUILDING SETBACKS	
MIN. FRONT YARD SETBACK ³ (PRINCIPAL USES)	12' SIDE LOAD GARAGE 20' FRONT LOAD GARAGE
MIN. SIDE YARD SETBACK ^{1,2,3} (PRINCIPAL USES)	0' (IN BLDG.) 5' LOT LINE 10' STREET ROW
MIN. REAR YARD SETBACK ^{2,3} (PRINCIPAL USES)	15'
MINIMUM BLDG. SEPARATION ¹	10'
MAX. BLDG. HEIGHT	
PRINCIPAL USES	SFA: 30'

- ¹IF FEE SIMPLE LOTS ARE CREATED WITHIN BUILDINGS, THERE IS NO SETBACK REQUIREMENT BETWEEN UNITS.
²UP TO 30% OF REAR ELEVATION MAY ENCRoACH 5' INTO REAR SETBACK; DECKS OR PATIOS MAY ENCRoACH INTO REAR AND SIDE SETBACKS.
³ARCHITECTURAL PROJECTIONS SHALL COMPLY WITH SECTION 17.16.050 OF THE LOUISVILLE MUNICIPAL CODE.

LEGEND

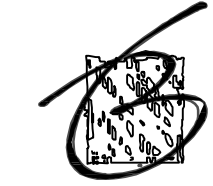
CENTER LINE OF STREET
PROPERTY BOUNDARY LINE
RIGHT OF WAY LINE
PROPERTY LINE
EASEMENT LINE



UTILITY EASEMENT	.....U.E.
DRY UTILITY EASEMENT	.....DRY U.E.
PRIVATE DRAINAGE EASEMENT	.....P.D.E.
PRIVATE MAINTENANCE EASEMENT	.....P.M.E.
INLET EASEMENT	.....I.E.
FIRE HYDRANT EASEMENT	.....F.H.E.
RIGHT-OF-WAY	.....ROW
FLOWLINE	.....FL
CONCRETE	.....CONC
TYPICAL	.....(TYP)

THE LANTERNS

Owner / Architect



BOULDER CREEK
NEIGHBORHOODS
712 Main Street
Louisville, CO 80027
livebouldercreek.com

Planning / LA



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Engineering



Contact: Jason D. Margraf, PE
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Tel: (720) 975-0177

Owner's Rep



Contact: Justin McClure
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Electrical



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Lakewood, CO 80228
Phone: (303) 716-1270
Fax: (303) 716-1272

SUBMITTAL

Number	Date	Description
1	03/06/14	Initial
2	05/15/14	2nd SUBMITTAL

Checked By: JDM Project#: 03006

Drawn By: SDC Designed by: SOS

SCALE

1"=40'



SHEET TITLE

MASTER PLAN AND
GENERAL NOTES

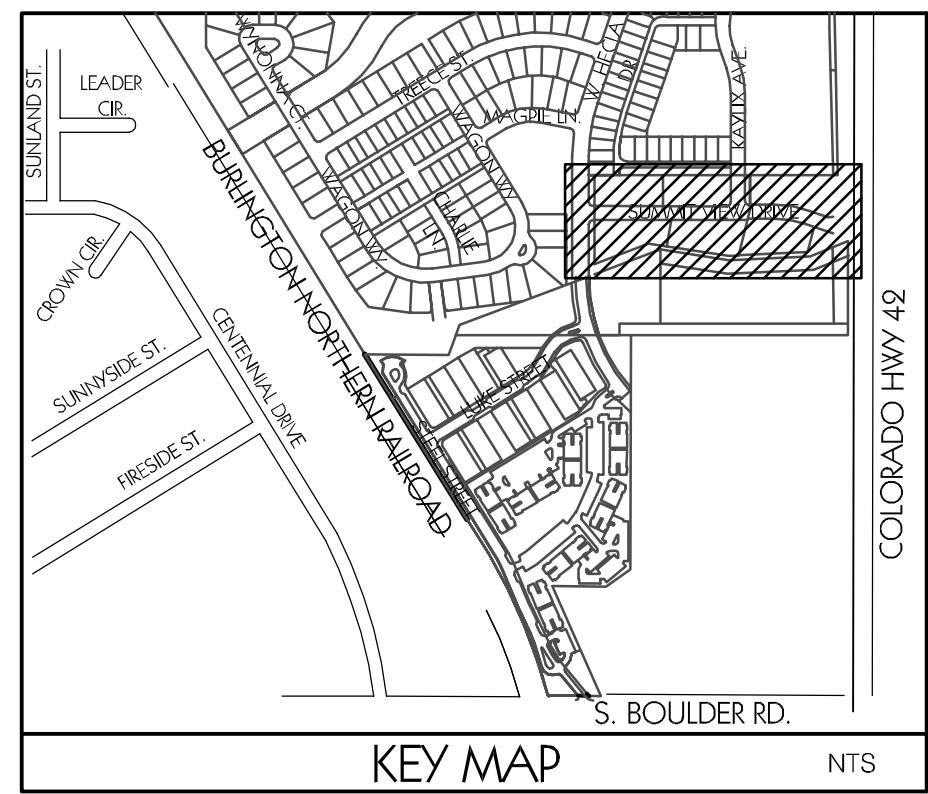
SHEET
2 of 17

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THE LANTERNS

FINAL PLANNED UNIT DEVELOPMENT

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NOTES AND STANDARDS

- INTENT: THIS SITE IS INTENDED TO BE ITS OWN NEIGHBORHOOD WITHIN STEEL RANCH (AKA TAKODA) SUBDIVISION, AND ADDS TO THE DIVERSITY OF HOUSING TYPES WITHIN THE COMMUNITY. UNITS SHALL INCORPORATE RANCH DUPLEX PLANS THAT CATER TO EMPTY NESTERS AND ADAPTABLE LIVING PRINCIPLES.
- THE SITE WILL BE ORGANIZED AROUND TWO PRIMARY POINTS OF ACCESS KNOWN AS WEST HECLA DRIVE AND SUMMIT VIEW DRIVE. THIS SITE LAYOUT BUILDS UPON THE ACCESS TO COMMON OPEN AREAS, GREEN SPACES, AND MULTI-MODAL TRANSPORTATION OPPORTUNITIES WITHIN THE STEEL RANCH SUBDIVISION.
- REFER TO THE SUBDIVISION AGREEMENT FOR DELINEATION OF MAINTENANCE RESPONSIBILITIES.
- USES ALLOWED BY RIGHT: PROPOSED RANCH DUPLEXES IN ADDITION TO SINGLE FAMILY ATTACHED UNITS AND ALL USES AS PERMITTED IN THE TAKODA GENERAL DEVELOPMENT PLAN.
- BUILDINGS MAY BE BUILT AT ONE OR TWO STORY HEIGHTS, OR COMBINATIONS THEREOF.
- THIS SITE SHALL HAVE ADDITIONAL CONDITIONS, COVENANTS AND RESTRICTIONS (CCRs) TO BE DEVELOPED BY THE LANTERNS H.O.A
- REFER TO THE PROPOSED PLATTED CITY OF LOUISVILLE RIGHT-OF-WAY TABLE ON SHEET 1 FOR RIGHT-OF-WAY DEDICATION. MAINTENANCE SPECIFICS WILL BE IN ACCORDANCE WITH NOTE 3 ABOVE.

SITE DEVELOPMENT SUMMARY

ZONING:	PCZD-R
GROSS LAND AREA:	±3.81 Ac.
MAX. SINGLE FAMILY DWELLING UNITS:	24 DU
MAX. LOT COVERAGE	85%
GROSS RESIDENTIAL LAND AREA:	±2.85 Ac
MAXIMUM BUILDING HEIGHT:	30' SFA

DENSITY SUMMARY

TOTAL GROSS LAND AREA:	3.81 Ac. ¹
GROSS RESIDENTIAL LAND AREA:	2.85 Ac.
NUMBER OF APPROVED RESIDENTIAL UNITS:	20 DU
NUMBER OF ADDITIONAL RESIDENTIAL UNITS:	4 DU
TOTAL NUMBER OF UNITS:	24 DU

	GROSS AREA (Ac.)	UNITS	DENSITY ¹
TOTAL	3.81	24	6.30 DU/Ac.

¹ THE DENSITY CALCULATION IS CONSISTENT WITH CITY OF LOUISVILLE MUNICIPAL CODE SECTION 17.14.06.C.1.A.

PARKING SUMMARY

RESIDENTIAL CRITERIA	DWELLING UNITS (DU)	REQUIRED	PROVIDED	PARKING RATIO
2 SPACES/DU	24	48	48 GARAGE/ DRIVEWAY SPACES 20 ON-STREET SPACES	
TOTAL			68	2.83

BULK AND DIMENSION STANDARDS

(MAIN STRUCTURES)	
MIN. LOT AREA	SFA: 4,000 S.F.
MIN. LOT WIDTH	35'
MAX. LOT COVERAGE	85%
BUILDING SETBACKS	
MIN. FRONT YARD SETBACK ³ (PRINCIPAL USES)	12' SIDE LOAD GARAGE 20' FRONT LOAD GARAGE
MIN. SIDE YARD SETBACK ^{1,2,3} (PRINCIPAL USES)	0' (IN BLDG.) 5' LOT LINE 10' STREET ROW
MIN. REAR YARD SETBACK ^{2,3} (PRINCIPAL USES)	15'
MINIMUM BLDG. SEPARATION ¹	10'
MAX. BLDG. HEIGHT	
PRINCIPAL USES	SFA: 30'

¹ IF FEE SIMPLE LOTS ARE CREATED WITHIN BUILDINGS, THERE IS NO SETBACK REQUIREMENT BETWEEN UNITS.

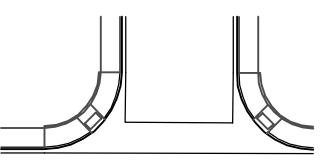
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³ ARCHITECTURAL PROJECTIONS SHALL COMPLY WITH SECTION 17.16.050 OF THE LOUISVILLE MUNICIPAL CODE.

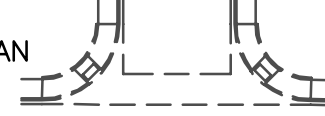
LEGEND

CENTER LINE OF STREET
PROPERTY BOUNDARY LINE
RIGHT OF WAY LINE
PROPERTY LINE
EASEMENT LINE

CURB, GUTTER, CROSSSPAN
SIDEWALK & RAMP



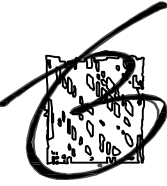
EX. CURB, GUTTER, CROSSSPAN
SIDEWALK & RAMP



UTILITY EASEMENT.	.....U.E.
DRY UTILITY EASEMENT	.....DRY U.E.
PRIVATE DRAINAGE EASEMENT	.....P.D.E.
PRIVATE MAINTENANCE EASEMENT	.....P.M.E.
INLET EASEMENT	.....I.E.
FIRE HYDRANT EASEMENT	.....F.H.E.
RIGHT-OF-WAYROW
FLOWLINEFL
CONCRETECONC
TYPICAL(TYP)

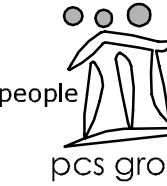
THE LANTERNS

Owner / Architect



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Louisville, CO 80027
liveboulder creek.com

Planning / LA



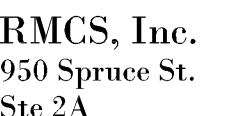
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1001 16th Street
Ste 3B-180
Denver, Co 80265
Tel: (303) 531-4905
www.pcsgroupco.com

Engineering



ENGINEERING
CONSULTANTS
Contact: Jason D. Margraf, PE
950 Spruce Street, Ste 2C
Tel: (720) 975-0177

Owner's Rep



RMCS, Inc.
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Louisville, CO 80027
Tel: (720) 524-3620
Contact:
Justin McClure

Electrical



GIVEN & ASSOCIATES, INC.
MECHANICAL/ELECTRICAL ENGINEERS
735 S. Xenon Court, Ste. 201
Lakewood, CO 80228
Phone: (303) 716-1270
Fax: (303) 716-1272

SUBMITTAL

Number	Date	Description
1	03/06/14	Initial
2	05/15/14	2nd SUBMITTAL

Checked By: JDM Project#: 03006

Drawn By: SDC Designed by: SOS

SCALE

1"=40'



SHEET TITLE

PLAN, NOTES AND
STANDARDS

SHEET
3 of 17

THE LANTERNS
FINAL PLANNED UNIT DEVELOPMENT

A REPLAT OF LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION, TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



Birds - Eye Perspective of Front Yard Patio Spaces



Front yard Patio Spaces



Birds - Eye Perspective Looking West



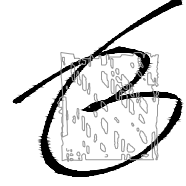
Entry Feature at Twilight



Streetscape Perspective

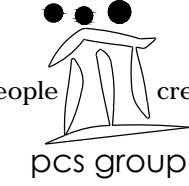
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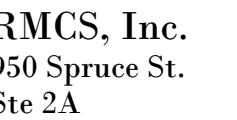
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Checked By: PMS Project#: 03006

Drawn By: KLM Designed by: JMW

SCALE



SHEET TITLE

SITE SKETCHES

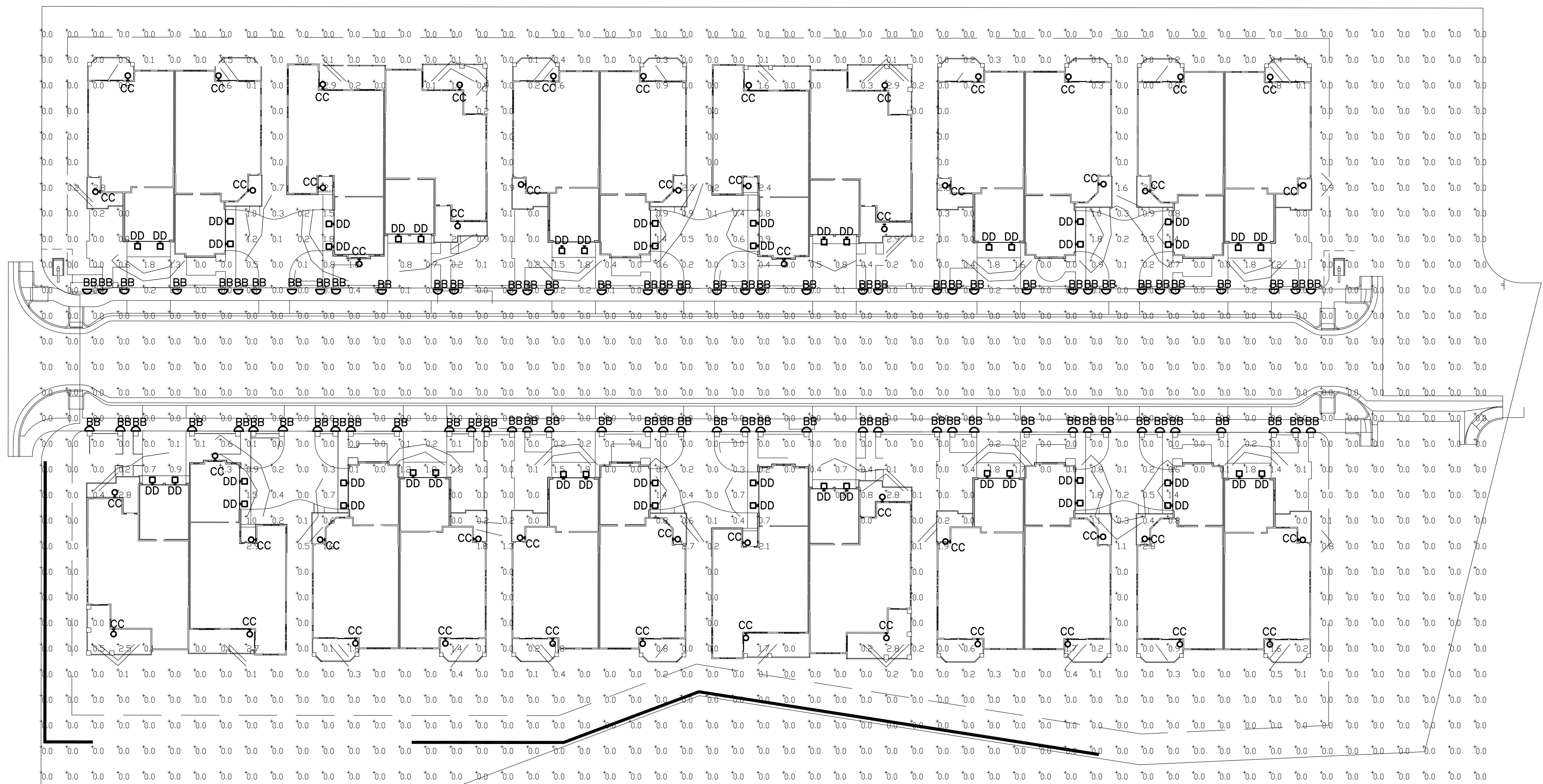
SHEET
4 of 17

THE

LANTERNS

FINAL PLANNED UNIT DEVELOPMENT

A REPLAT OF LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION, TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



1

5

SITE PHOTOMETRIC PLAN

NORTH

30' 15' 0 30' 60'

1"=30'

LUMINAIRE SCHEDULE							
PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	NO. OF LAMPS	LAMP TYPE	REMARKS
BB	IN COLUMN	EXTERIOR SCONCE	KICHLER 4947RZ	120	1	60W INC. CANDELABRA	RUBBED BRRONZE
CC	WALL	EXTERIOR SCONCE	KICHLER 4947RZ	120	1	60W INC. CANDELABRA	RUBBED BRRONZE
DD	WALL	EXTERIOR SCONCE	LITHONIA WSTM-26DIT-MD-120-xx	120	1	26WDTT	GARAGE FIXTURE

- GENERAL NOTES:
1.

2.

3.

4.

5.
- THIS PHOTOMETRIC PLAN IS INTENDED TO SHOW THE SITE LIGHTING FOOT-CANDLE LEVELS ONLY. FINAL DESIGN AND FIXTURE SELECTION TO BE COMPLETED IN THE FUTURE BUT SHALL BE CONSISTENT WITH THE LIGHT LEVELS SHOWN.

ALL EXTERIOR LIGHTING TO BE CONTROLLED BY A PHOTO CELL.

ILLUMINATION WITHIN FRONT LOT HARDSCAPE/LANDSCAPED AREAS TO BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

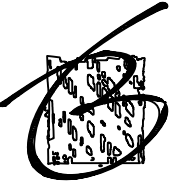
THE TYPE "BB" LIGHTS ARE NOT INCLUDED IN THE LIGHT LEVELS.

STREET LIGHTS ARE NOT REQUIRED.

THE

LANTERNS

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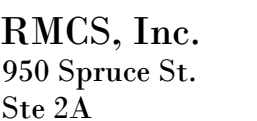
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Project # 14021

SUBMITTAL

Number	Date	Description
1	03/06/14	Initial
2	05/15/14	2nd SUBMITTAL

Checked By: JG Project#: 03006

Drawn By: BB Designed by: BB

SCALE

1'=30'



SHEET TITLE
SITE PHOTOMETRIC PLAN

SHEET

5


of

17

THE LANTERNS

A REPLAT OF LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION, TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO




LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — For building and wall mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Rie-cast doorframe has a 1/8" thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone.

Finish: Standard finish is textured dark bronze (D2001) corrosion resistant polyester powder finish, with other architectural colors available. Striping is also available.

OPTICS — Hydroformed reflector for superior uniformity and control. Medium beam (BM) full cutoff distribution only.


ELECTRICAL — Compact fluorescent utilizes an electronic, high frequency ballast. Compact fluorescent is four-pin positive locking thermoplastic, UL Listed. Quick-disconnect plug easily disconnects reflector from ballast and fixture from supply wires.

INSTALLATION — Easily installed using provided mounting strap. Mount to any non-combustible vertical surface over a 4" round or square recessed outlet box (by others). Back access through slotted gasket surface over a 4" round or square recessed outlet box (by others). Back access through slotted gasket surface over a 4" round or square recessed outlet box (by others). Back access through slotted gasket surface over a 4" round or square recessed outlet box (by others).

LISTINGS — Listed and labeled to UL standards. Listed and labeled to CSA standards (see Options). NOM Certified (see Options). IP65 rated. Wet Location listed.

Note: Specifications subject to change without notice.

Catalog Number	
Notes	
Type	DD



Decorative Wall-Mounted Lighting

WSTM

COMPACT FLUORESCENT

260T

26-42RT

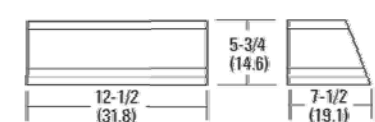
Specifications

Length: 12-1/2 (31.8)

Depth: 7-1/2 (19.1)

Height: 5-3/4 (14.6)

Weight: 14.0 lbs (6.35 kg)



All dimensions are inches (convert to mm unless otherwise indicated).


*Weight is a configuration example below.

ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold)**. **Example: WSTM 327RT MD MVOLT DNAT LPI**

WSTM	MD	Distribution	Voltage	Ballast	Mounting	Options	Finish ¹	Lamp ²
WSTM	260T	MD Medium throw	120	(blank) Electronic 0°F	(blank) Surface mount	Shipped installed in fixture	(blank) Dark bronze, textured	LPI Lamp included
	260RT		277		FE Photocentric cellballast type ³	BSF Sandstone, textured		
	327RT		347		DLF Diffusing lens	DNAT Natural aluminums, textured		L/LP Less lamp
	427RT		MVOLT¹		CSA CSA certified	DWNG White, textured		
					NOM NOM certified	DBLB Black, textured		
					Shipped separately⁴	CR Corrosion-resistant coating ⁵		
					WG Wireguard	CR1 Non-stick pastetec coating ⁶		
						Striping		
						SDBR Dark bronze		
						SDBW White		
						SDBL Black		
						SDBA Natural aluminums		
						SDBG Tennis green		
						SDBR Bright red		
						SDBA Dark blue		
						SDBG Gray		
						SDBY Yellow		

Notes

- Multi-volt electronic ballast (compact fluorescent lamp) capable of operating any low voltage between 120V and 277V.
- May be ordered as an accessory with profile "WG". Must specify finish.
- Must specify voltage. Not available with MVOLT.
- Must be ordered with fixture; can not be field installed.
- See www.lithonia.com/technical for additional color options.
- Black finish only.
- Must be specified with LPI lamp.



Copyright © 2011 LPI Inc. All rights reserved. For light pollution reduction.

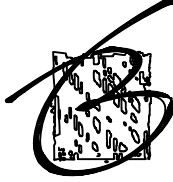
OUTDOOR

WSTM-CT

THE LANTERNS

Owner / Architect

Planning / LA



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Owner's Rep



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Project # 14021

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1	03/06/14	Initial
2	05/15/14	2nd SUBMITTA

Checked By: JG Project#:03006

Drawn By: BB Designed by: BE

SCALE
NOT TO SCALE

NORTH (E)



SHEET TITLE
SITE LIGHTING CUTSHEETS

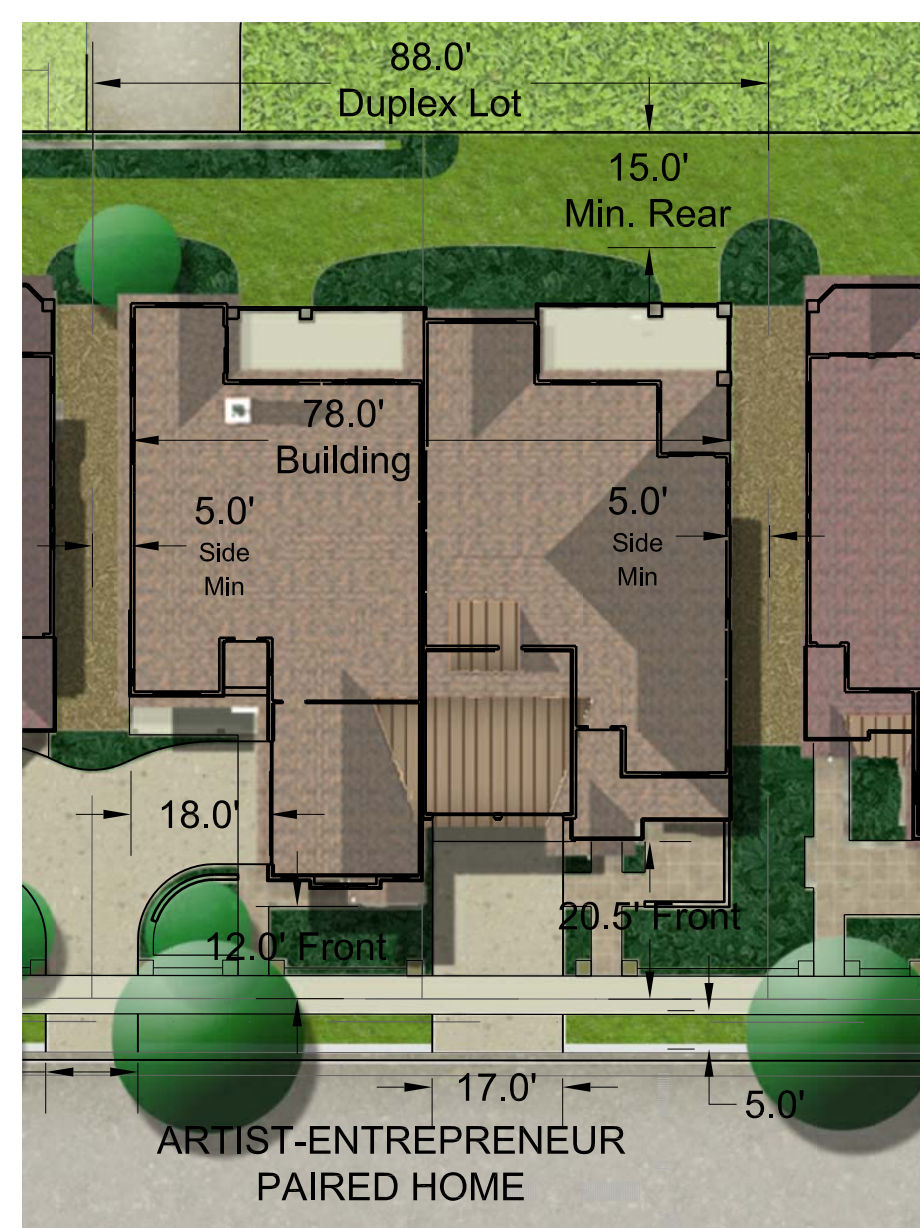
SHEET
6 of 17

THE LANTERNS

A REPLAT OF LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION, TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



GENERAL LANDSCAPE PLAN



2 TYPICAL SETBACKS & HORIZONTAL DIMENSIONS
SCALE: 1" = 25'-0"



GENERAL NOTES

1. FINAL CONSTRUCTION DOCUMENTS SHALL CONFORM TO THE REQUIREMENTS OUTLINED WITHIN THIS PUD SUBMITTAL.
2. LANDSCAPE PLANS ARE SCHEMATIC IN NATURE AND SUBJECT TO MODIFICATION TO MEET THE CITY'S REQUIREMENTS, THE DEVELOPER'S PROGRAM, OR OTHER NECESSARY REQUIREMENTS.
3. LOCATION OF LANDSCAPE PLANTINGS MAY BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF UNDERGROUND UTILITIES.
4. GRASS AREAS DESIGNATED AS IRRIGATED TURF SHALL BE SEEDED OR SODDED WITH A DROUGHT TOLERANT GRASS MIXTURE.
5. DECIDUOUS TREES WILL BE 2 1/2" CALIPER MINIMUM. EVERGREEN TREES WILL BE 6'-8" HT. MINIMUM.
6. SHRUBS (DECIDUOUS AND EVERGREEN) WILL BE 5 GALLON MINIMUM.
7. SITE MONUMENTATION THROUGHOUT THE DEVELOPMENT WILL COMPLIMENT THE STEEL RANCH SIGNAGE AND COMMUNITY THEME.
8. THE LANDSCAPE ASSOCIATED EACH UNIT OR COMMONS SPACE SHALL BE IRRIGATED UTILIZING THAT UNIT'S DOMESTIC WATER TAP.
9. LANDSCAPE AND MAINTENANCE IMPROVEMENTS IN THE PUBLIC ROW SHALL BE THE RESPONSIBILITY OF THE HOA.
10. ROOT BARRIER IS REQUIRED AT TREE LOCATIONS IN PARKWAY / TREE LAWN AREAS THAT ARE LESS THAN 10 FEET IN WIDTH.

LANDSCAPE NOTES & STANDARDS

1. LANDSCAPE AROUND BUILDINGS SHOULD BE DRIP IRRIGATED AND XERIC IN NATURE.
2. LOCAL STREETS - A MINIMUM OF ONE TREE PER BUILDING, UNLESS THIS CONFLICTS WITH UTILITIES TO PREVENT TREE INSTALLATION. STREET TREES AND LANDSCAPE TO BE FIELD VERIFIED BY BUILDER IN COORDINATION WITH UTILITY EASEMENTS, HOME FOOTPRINTS, DRIVEWAY LOCATIONS, WATER AND SEWER LATERALS, ETC.
3. DECIDUOUS TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM WET UTILITIES. EVERGREEN TREES SHALL BE PLANTED NO CLOSER THAN 10' FROM WET UTILITIES.
4. STREET TREES SHALL BE CENTERED IN THE TREE LAWN BETWEEN THE BACK OF CURB AND EDGE OF WALK WHEN POSSIBLE.
5. WITHIN STREET INTERSECTION SIGHT DISTANCE TRIANGLES, PLANT MATERIAL SHALL NOT EXCEED 30" IN HEIGHT AND STREET TREES SHALL BE LIMBED UP 8" IN HEIGHT.
6. MECHANICAL DEVICES (SUCH AS CONDENSING UNITS) SHALL BE SCREENED WITH LANDSCAPE MATERIAL AND/ OR WALLS FROM PUBLIC ROW.
7. PLANT MATERIALS, QUANTITIES, AND LOCATIONS SHALL BE FURTHER DEFINED DURING THE CONSTRUCTION DOCUMENTATION PROCESS. ADDITIONAL PLANTS MAY BE PROPOSED IN THE CONSTRUCTION DOCUMENTS WITHOUT AMENDING THE FINAL DEVELOPMENT PLAN.
8. A LOW WATER PLANT PALETTE IS PROPOSED. ADDITIONAL PLANTS MAY BE PROPOSED IN SUBSEQUENT PROCESS.

ITEMIZATION OF LANDSCAPE								WATER USAGE			
PARCEL	LANDSCAPE TOTAL	HARDSCAPE	%	SOFTSCAPE	%	NON IRRIGATED	%	HOA	GAL/YR	CITY	GAL/YR
W. Hecla Drive ROW *	2,121.00 SF	1245 SF	59%	876 SF	41%	0.00 SF	0%	0	Gal./Year	0	Gal./Year
Summit View Drive ROW *	4,756.00 SF	1533 SF	32%	3223 SF	68%	0.00 SF	0%	0	Gal./Year	0	Gal./Year
Kaylix Avenue ROW *	1,637.00 SF	1015 SF	62%	622 SF	38%	0.00 SF	0%	0	Gal./Year	0	Gal./Year
Tract A *	1,448.00 SF	1000 SF	69%	448 SF	31%	0.00 SF	0%	0	Gal./Year	0	Gal./Year
Tract B *	1,448.00 SF	990 SF	68%	458 SF	32%	0.00 SF	0%	0	Gal./Year	0	Gal./Year
Outlot A	7,841.00 SF	0 SF	0%	0 SF	0%	7,841.00 SF	100%	0	Gal./Year	0	Gal./Year
Total	19,251.00 SF	5,783.00 SF	30%	5,627.00 SF	29%	7,841.00 SF	41%	0	Gal./Year	0	Gal./Year

* IRRIGATION WILL BE PROVIDED BY THE ADJACENT LOT'S DOMESTIC WATER LINE.

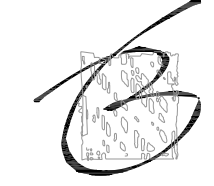
SUGGESTED PLANT PALETTE

DECIDUOUS TREES		
Botanic Name	Common Name	SHRUBS
Catalpa Speciosa	Western Catalpa	Botanic Name
Acer miyabei 'Morton'	State Street Maple	Aronia arbutifolia 'Brillantissima'
Tilia cordata 'Greenspire'	Greenspire Linden	Cornus sericea 'Isanti'
Gleditsia triacanthos inermis	Skyline Honey Locust	Caryopteris x clandonensis
Celtis occidentalis	Hackberry	Euonymus alatus 'Compactus'
Quercus gambellii	Gamble Oak	Hypericum hildcote
Quercus macrocarpa	Bur Oak	Juniperus x media 'Pfitzerana Compact'
Sophora japonica 'Halka'	Japanese Pagoda Tree	Juniperus communis Alpine Carpet
Quercus robur	English Oak	Spirea japonica 'Anthony Waterer'
		Viburnum catesii
		Syringa x prestoniae 'Miss Canada'
		Ligustrum vulgare 'Lodense'
		Lonicera maackii
		Euonymus kiautschovica 'Manhattan'
		Physocarpus opulifolius Diabolo
		Chrysanthemum nauseosus
		Rhus aromatica ssp. trilobata
		Rhus aromatica 'Grow Low'
		Ribes cereum
		Symphoricarpos albus
		Prunus Besseyi 'Pawnee buttes'
		Juniperus communis 'Green Carpet'
		Yucca glauca
		Sambucus canadensis
		Viburnum lantana 'Mohican'
		Ribes aureum
EVERGREEN TREES		
Botanic Name	Common Name	
Abies concolor	Concolor Fir	
Picea pungens	Colorado Spruce	
Pinus ponderosa	Ponderosa Pine	
Juniperus monosperma	One Seed Juniper	
Pinus flexilis	Limber Pine	
Pinus cembroides var. edulis	Pinyon Pine	
Pinus nigra	Austrian Pine	
Picea glauca 'densata'	Black Hills Spruce	
Ornamental Trees		
Botanic Name	Common Name	
Malus spec. 'Spring Snow'	Spring Snow Crabapple	
Prunus virginiana 'Canada Red'	Canada Red Chokecherry	
Crataegus crugalli inermis	Thornless Cockspur Hawthorn	
Acer ginnala	Amur Maple	
Acer glabrum	Rocky Mountain Maple	
ORNAMENTAL GRASSES		
Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	
Calamagrostis arundinacea 'Karl Foerster'	Feather Reed Grass	
Saccharum ravennae	Ravenna Grass	
Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	
Miscanthus sinensis 'Yaku Jima'	Dwarf Maiden Grass	
Pennisetum alopecuroides	Fountain Grass	
Schizachyrium scoparium	Little Bluestem	
Grass, Spartina pectinata	Prairie Cordgrass	
PERENNIALS		
Botanic Name	Common Name	
Heuchera 'Chocolate Ruffles'	Coral Bells	
Convallaria majalis	Lily of the Valley	
Aquilegia caerulea	Rocky Mountain Columbine	
Hosta hybrids	Hosta	
Sedum spectabile 'Autum Joy'	Autum Joy Sedum	
Achillea millefolium 'Terra Cotta'	Terra Cotta Yarrow	
Salvia sylvestris x 'Mainacht'	May Night Salvia	
Bouteloua curtipendula	Sideoats Grama	
Andropogon gerardii	Big Bluestem	
Achillea lanulosa	White Yarrow	
Artemisia ludoviciana 'Valerie Finnis'	Prairie Sage	
Dalea purpurea	Prairie Coneflower	
Gaillardia aristata	Blanket Flower	
Lanadul angustifolia 'Munstead'	English Lavender	
Erigeron speciosus	Showy Fleabane	
Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	
Iris sibirica	Siberian Iris	

THE LANTERNS

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Planning / LA



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Engineering



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Checked By: PMS Project#: 03006

Drawn By: KLM Designed by: JWI

SCALE

NORTH



SHEET TITLE

GENERAL LANDSCAPE PLAN

SHEET
7 of 17

THE LANTERNS

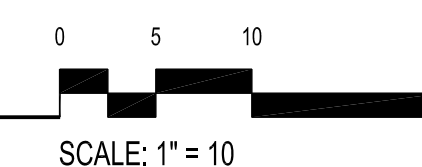
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GENERAL NOTES

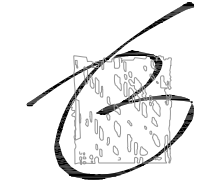
1. THE IMPROVEMENTS DEPICTED WITHIN THE INTERNAL LOTS ARE CONCEPTUAL IN NATURE AND ARE FOR PURPOSES OF INTENT TO SHOW HOW THE FRONTS OF THE UNITS ACTIVATE THE STREETSCAPE.
2. THE LANDSCAPE IMPROVEMENTS WITHIN THE LOTS ARE THE RESPONSIBILITY OF THE BUILDER AT THE TIME OF THE BUILDING PERMIT.
3. LANDSCAPING IS ENCOURAGED ALONG EXPOSED FOUNDATIONS WHEN VISIBLE FROM THE STREET.
4. THE PATIO ALIGNMENTS, WALKS, DRIVEWAYS AND THEIR ASSOCIATED MATERIAL WILL BE FURTHER DEFINED IN THE CONSTRUCTION DOCUMENTS AT THE TIME OF BUILDING PERMIT.
5. INDIVIDUAL BACKFLOW PREVENTERS AND CONTROL BOXES WILL BE SITED WITHIN THE CONSTRUCTION DOCUMENTS.
6. THE PROPOSED WALKS ALONG SUMMIT VIEW DRIVE SHALL BE MAINTAINED (SNOW REMOVAL, LANDSCAPING BETWEEN THE WALK AND THE CURB AND CONCRETE REPLACEMENT) BY THE LANTERN'S HOA CONSISTENT WITH THE REQUIREMENTS OF THE CITY CODE WITHIN THE ROW AND THE ADJACENT TRACT (A & B).

1 TYPICAL ON LOT LANDSCAPE



THE LANTERNS

Owner / Architect



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Tel: (720) 975-0177

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Justin McClure

Electrical



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Fax: (303) 716-1272

SUBMITTAL

Number	Date	Description
1	03/06/14	Initial
2	05/15/14	2nd SUBMITTAL

Checked By: PMS Project#: 03006

Drawn By: KLM Designed by: JWI

SCALE

NORTH 

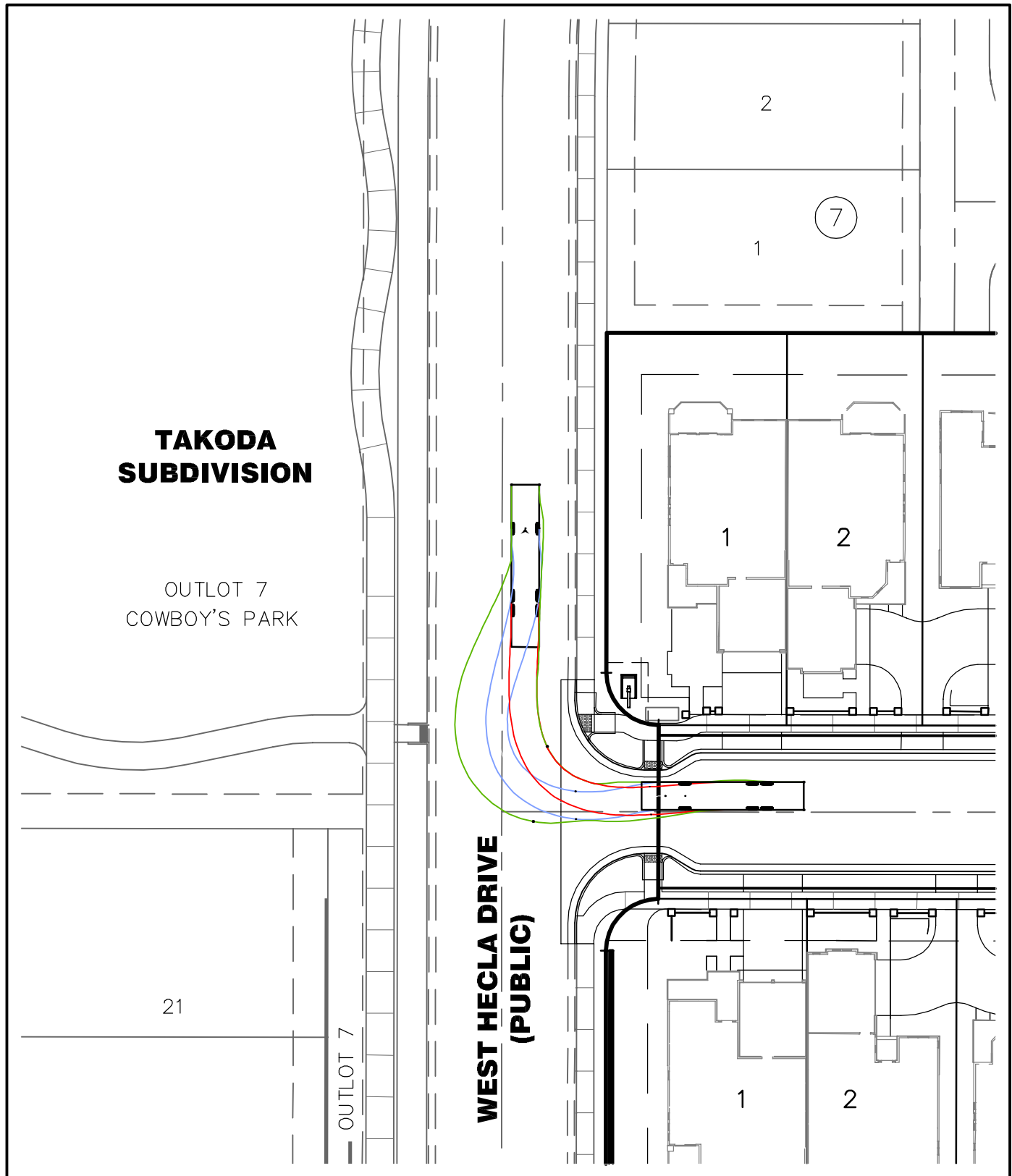
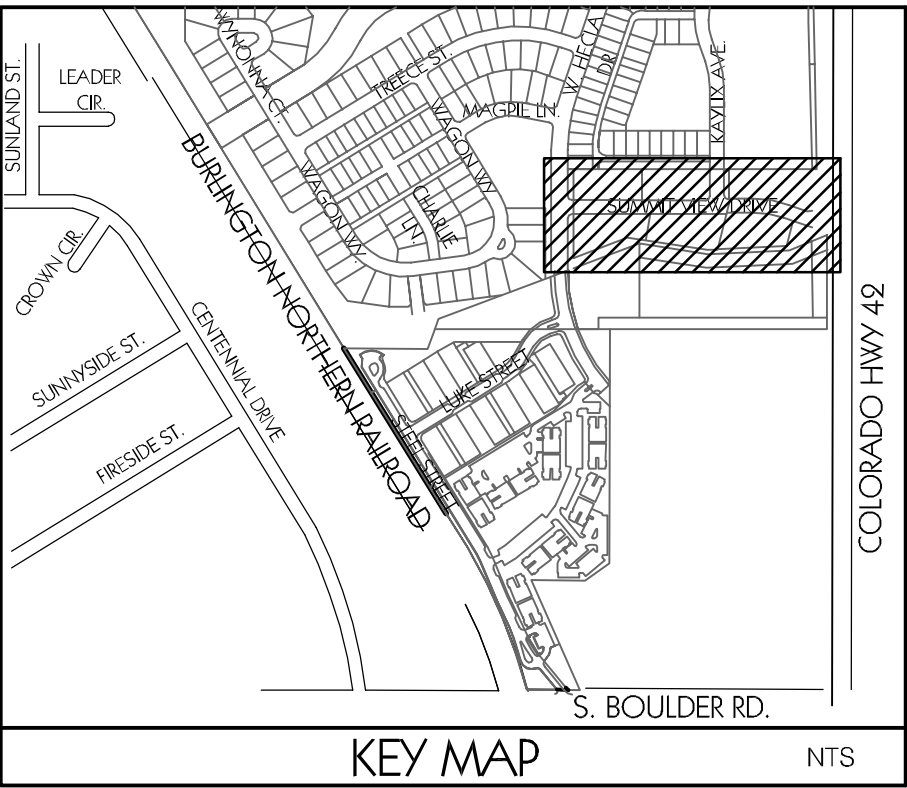
SHEET TITLE

DETAILED LANDSCAPE PLAN

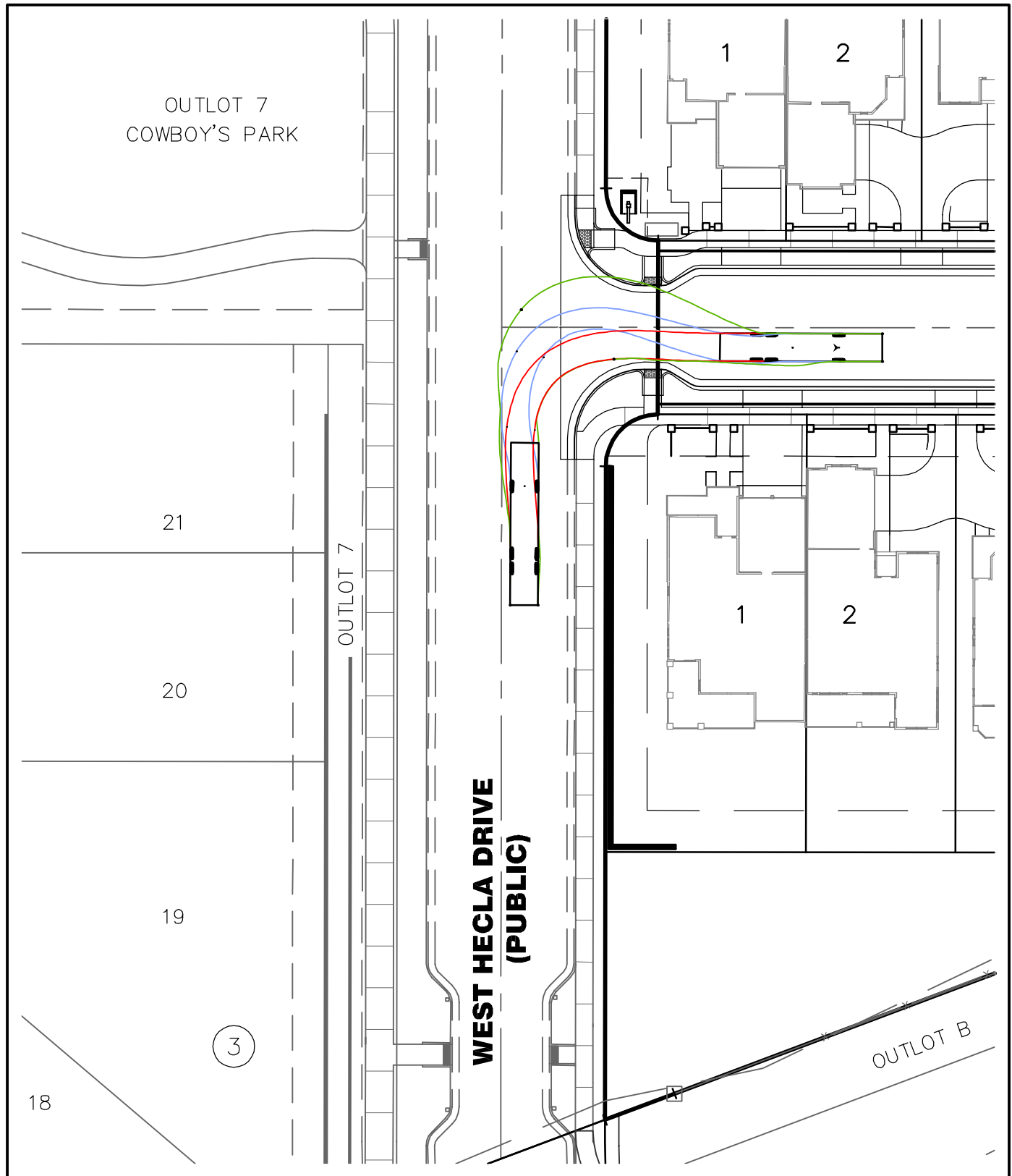
SHEET
8 of 17

THE LANTERNS
FINAL PLANNED UNIT DEVELOPMENT

A REPLAT OF LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION, TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO

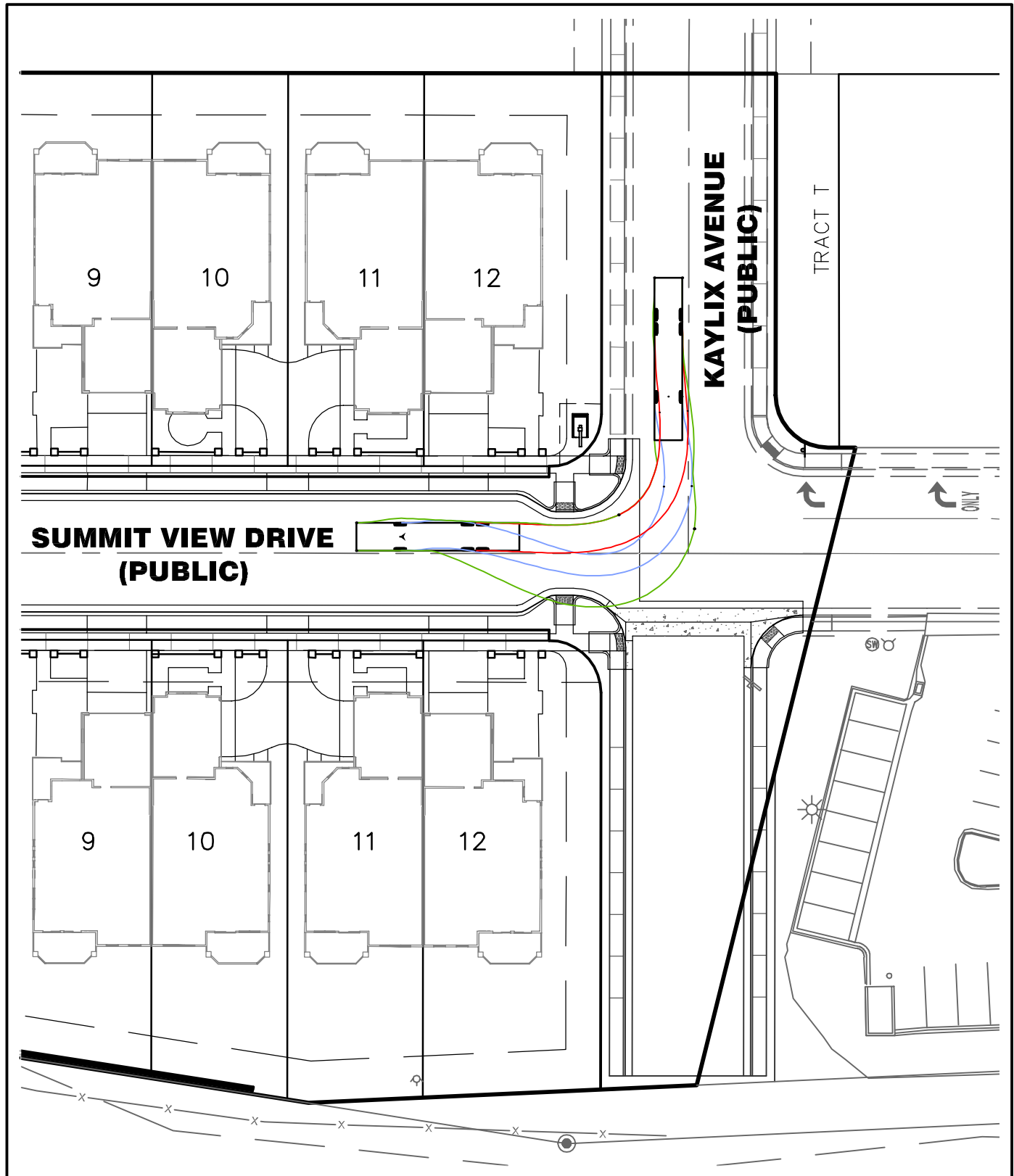
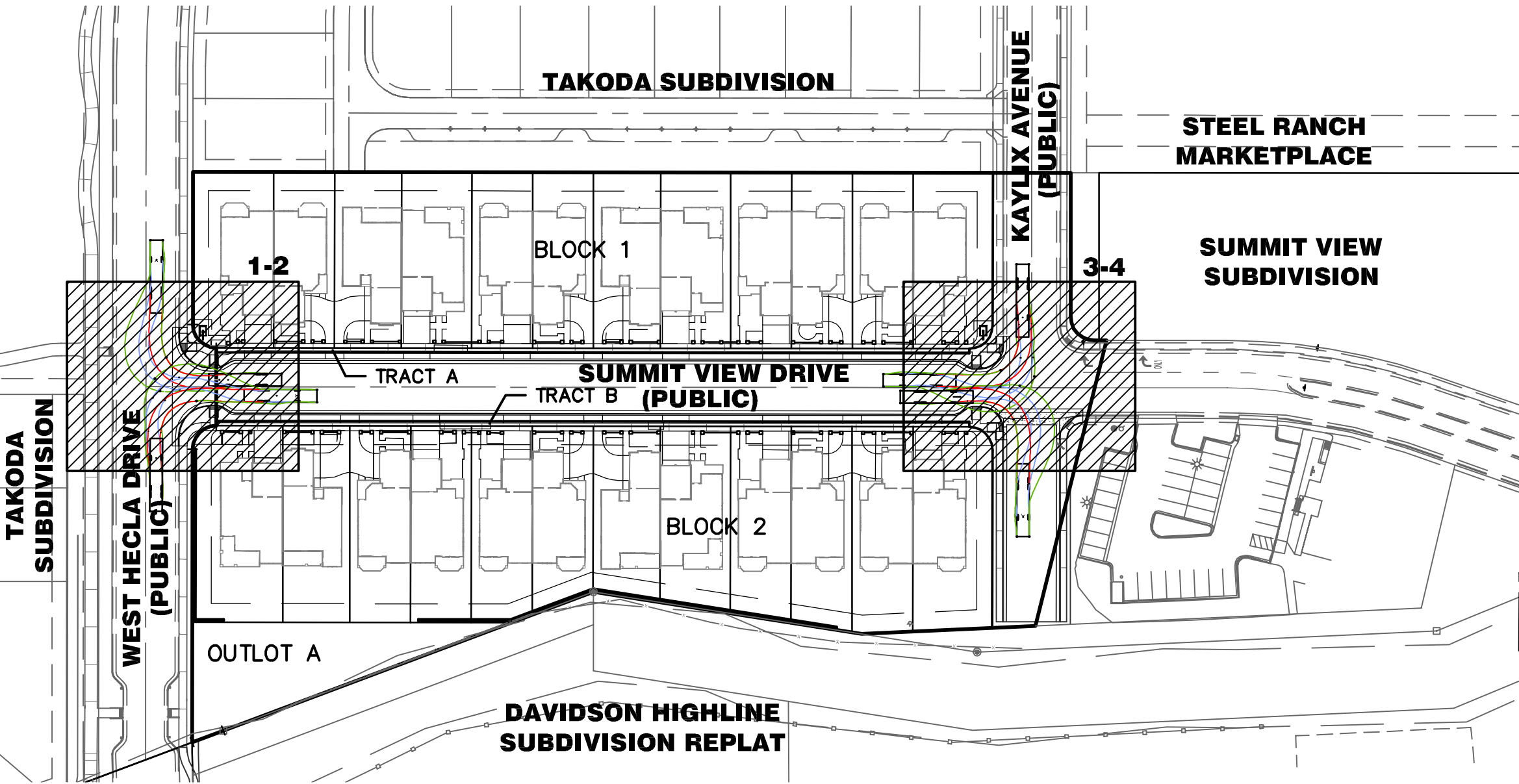


①

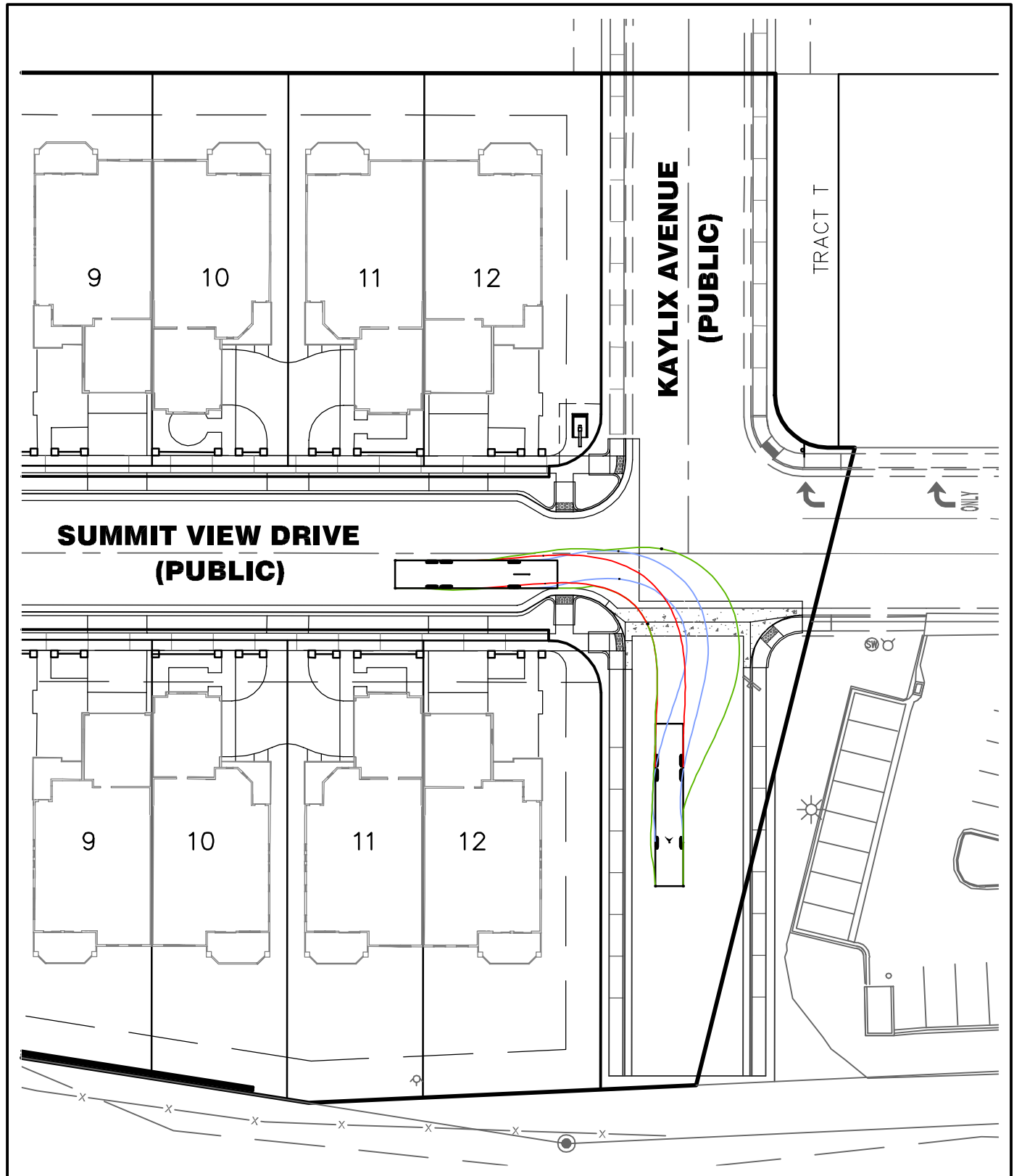


②

MOVEMENT KEYMAP (1" = 80')



③

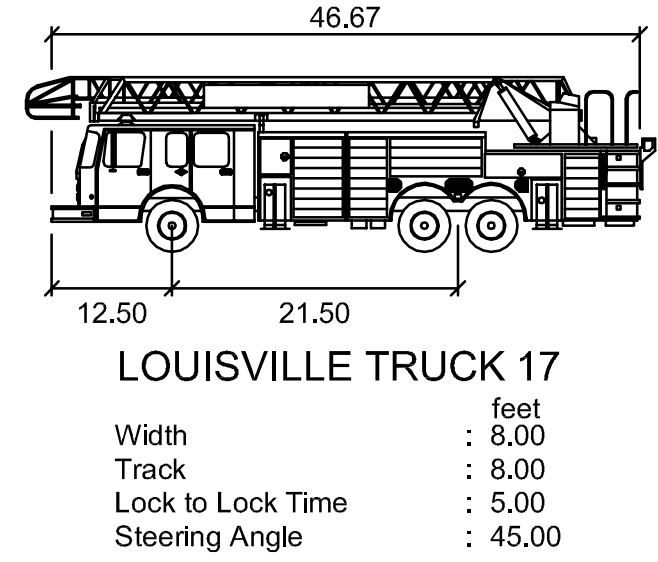


④

LEGEND

- VEHICLE BODY
- VEHICLE FRONT TIRES
- VEHICLE REAR TIRES

VEHICLE LEGEND



NOTES:

- THE SITE LAYOUT WAS EVALUATED FOR ACCESSIBILITY FOR THE CITY OF LOUISVILLE FIRE TRUCK UTILIZING THE PROGRAM AUTOTURN. SUMMIT VIEW DRIVE ACCOMMODATES THE VEHICLE SHOWN ABOVE.
- ALL MOVEMENTS UTILIZE LOUISVILLE TRUCK 17, AS DEPICTED IN THE VEHICLE LEGEND

LEGEND

- CENTER LINE OF STREET
- PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT LINE

CURB, GUTTER, CROSSSPAN
SIDEWALK & RAMP

EX. CURB, GUTTER, CROSSSPAN
SIDEWALK & RAMP

- UTILITY EASEMENTU.E.
- DRY UTILITY EASEMENTDRY U.E.
- PRIVATE DRAINAGE EASEMENTP.D.E.
- PRIVATE MAINTENANCE EASEMENTP.M.E.
- INLET EASEMENTI.E.
- FIRE HYDRANT EASEMENTF.H.E.
- RIGHT-OF-WAYROW
- FLOWLINEFL
- CONCRETECONC
- TYPICAL(TYP)

THE LANTERNS

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Drawn By: SDC Designed by: SOS

SCALE

1" = 80' & 1" = 40'



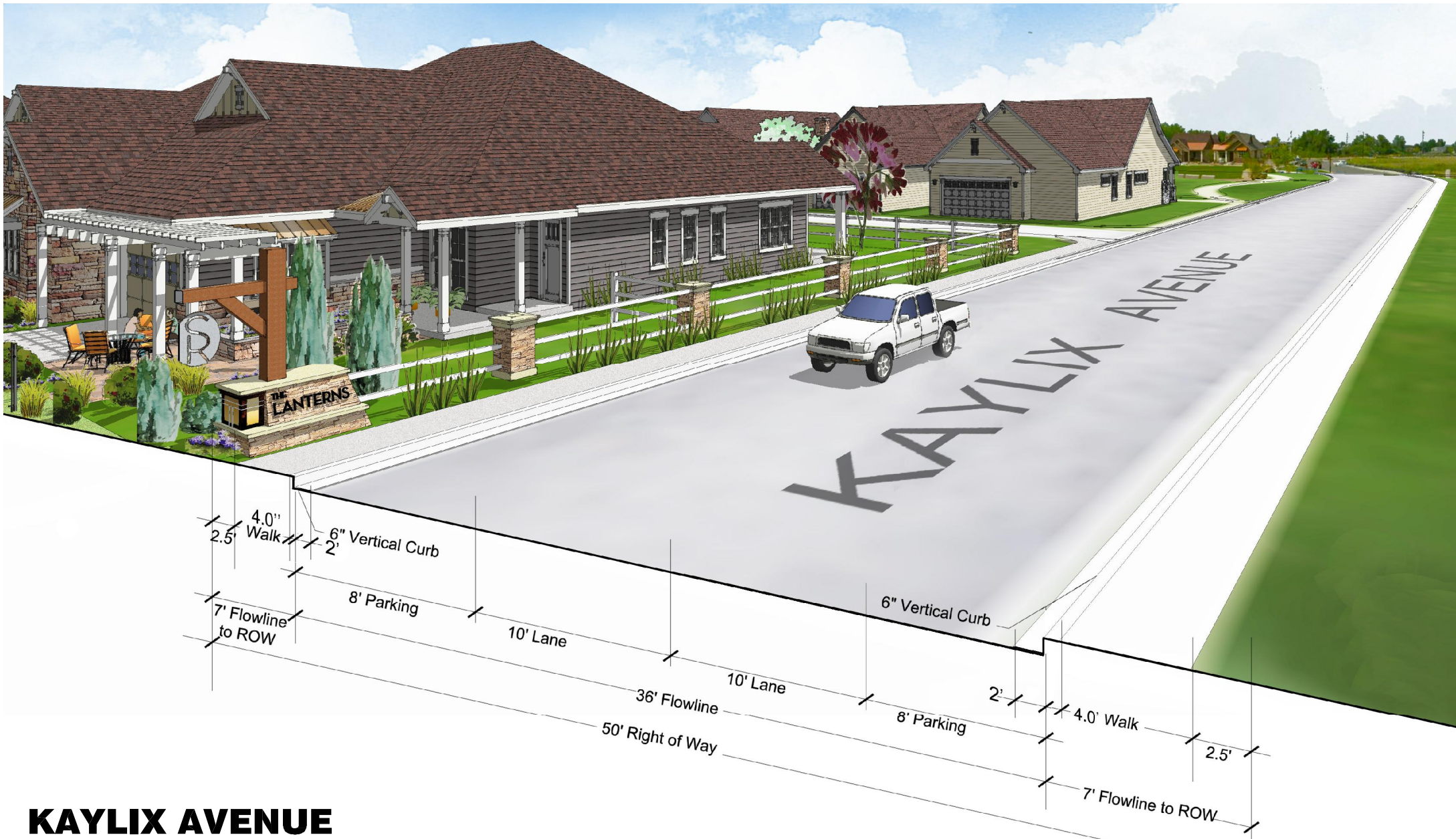
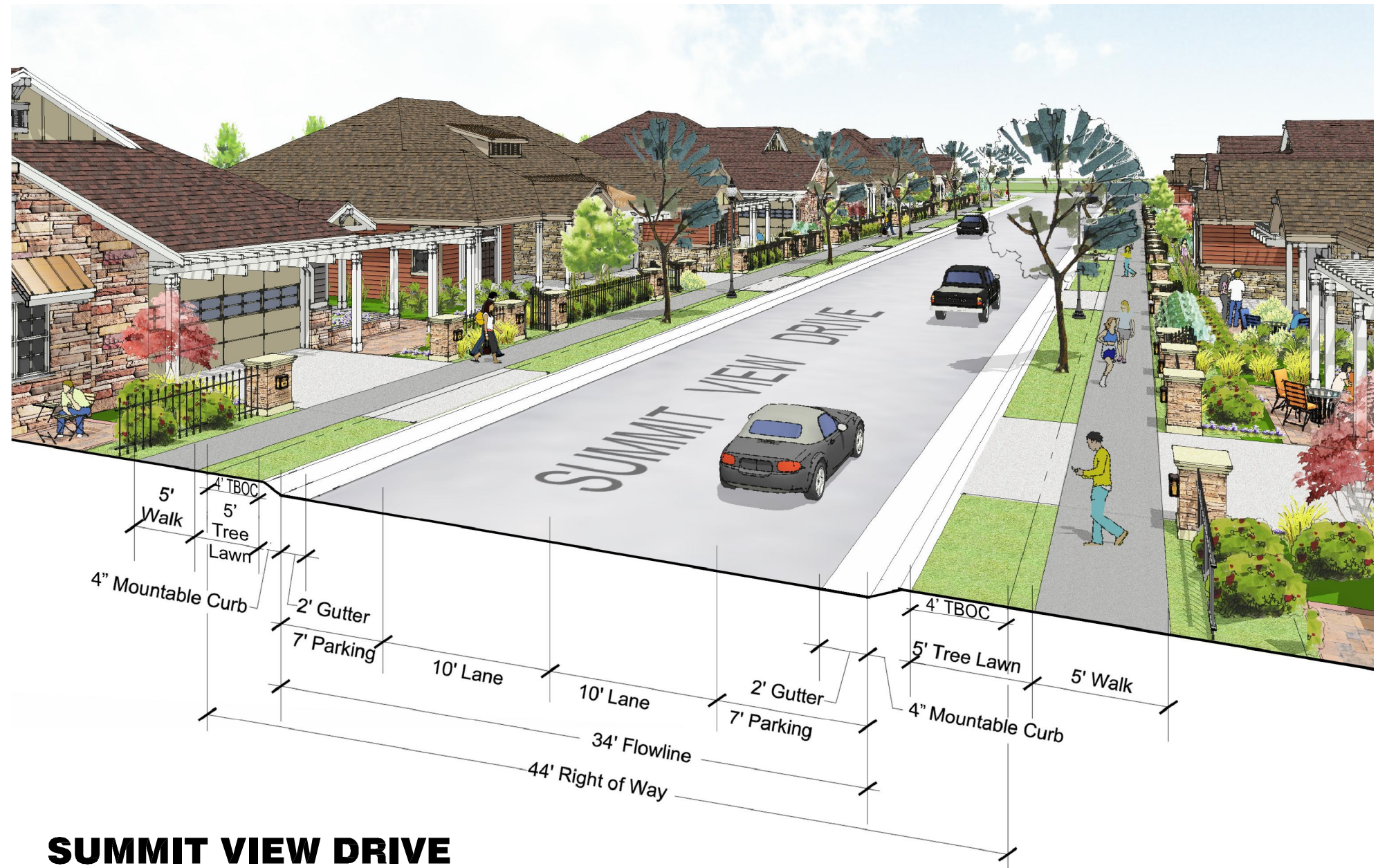
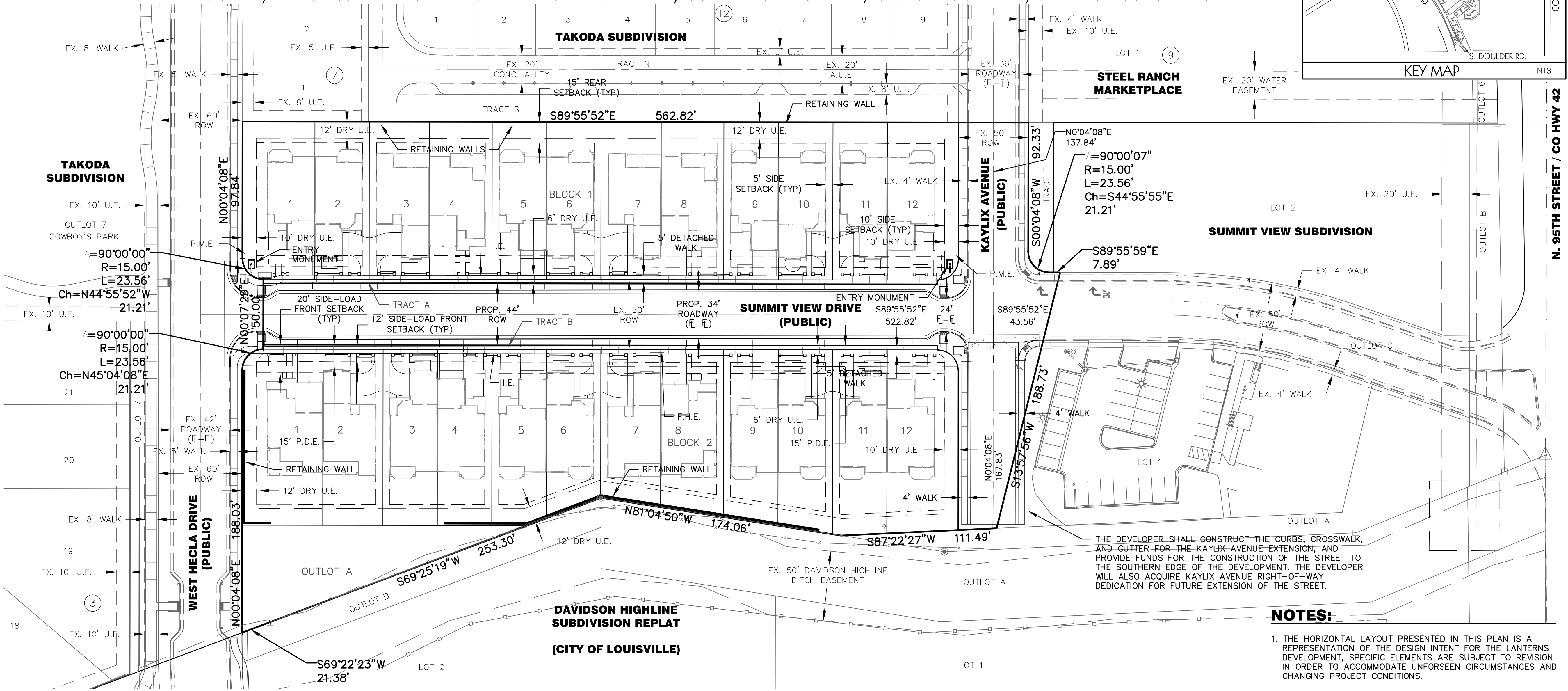
SHEET TITLE

TURNING
MOVEMENT
DETAILS

SHEET
9 of 17

THE LANTERNS
FINAL PLANNED UNIT DEVELOPMENT

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LEGEND	
CENTER LINE OF STREET	
PROPERTY BOUNDARY LINE	
RIGHT OF WAY LINE	
PROPERTY LINE	
EASEMENT LINE	
CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP	
EX. CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP	
UTILITY EASEMENT	U.E.
DRY UTILITY EASEMENT	DRY U.E.
PRIVATE DRAINAGE EASEMENT	P.D.E.
PRIVATE MAINTENANCE EASEMENT	P.M.E.
INLET EASEMENT	I.E.
FIRE HYDRANT EASEMENT	F.H.E.
RIGHT-OF-WAY	ROW
FLOWLINE	FL
CONCRETE	CONC
TYPICAL	(TYP)

THE LANTERNS

Owner / Architect Planning / LA

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SCALE

1"=40'



SHEET TITLE

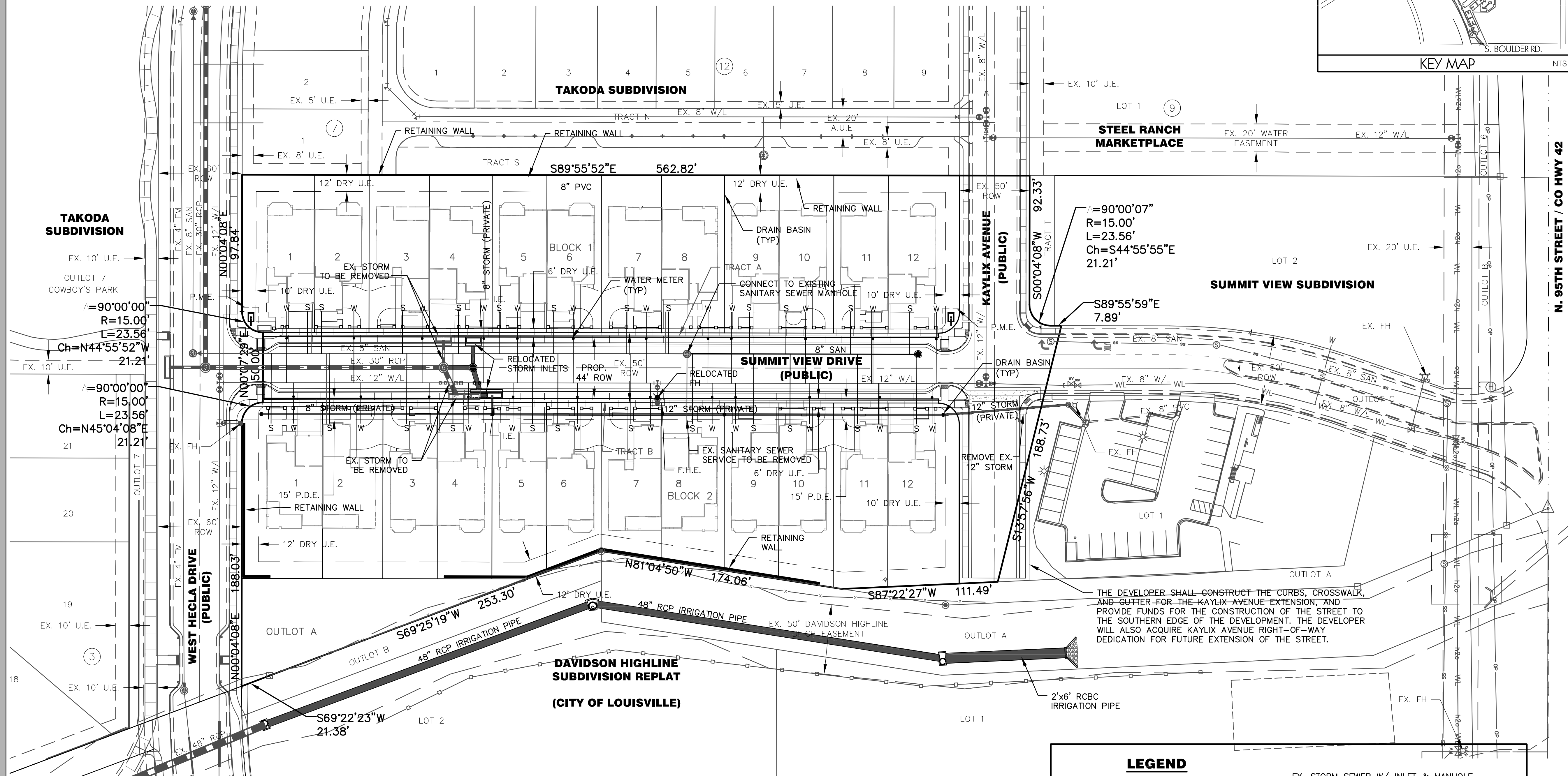
HORIZONTAL
CONTROL PLAN

SHEET
10 of 17

THE LANTERNS

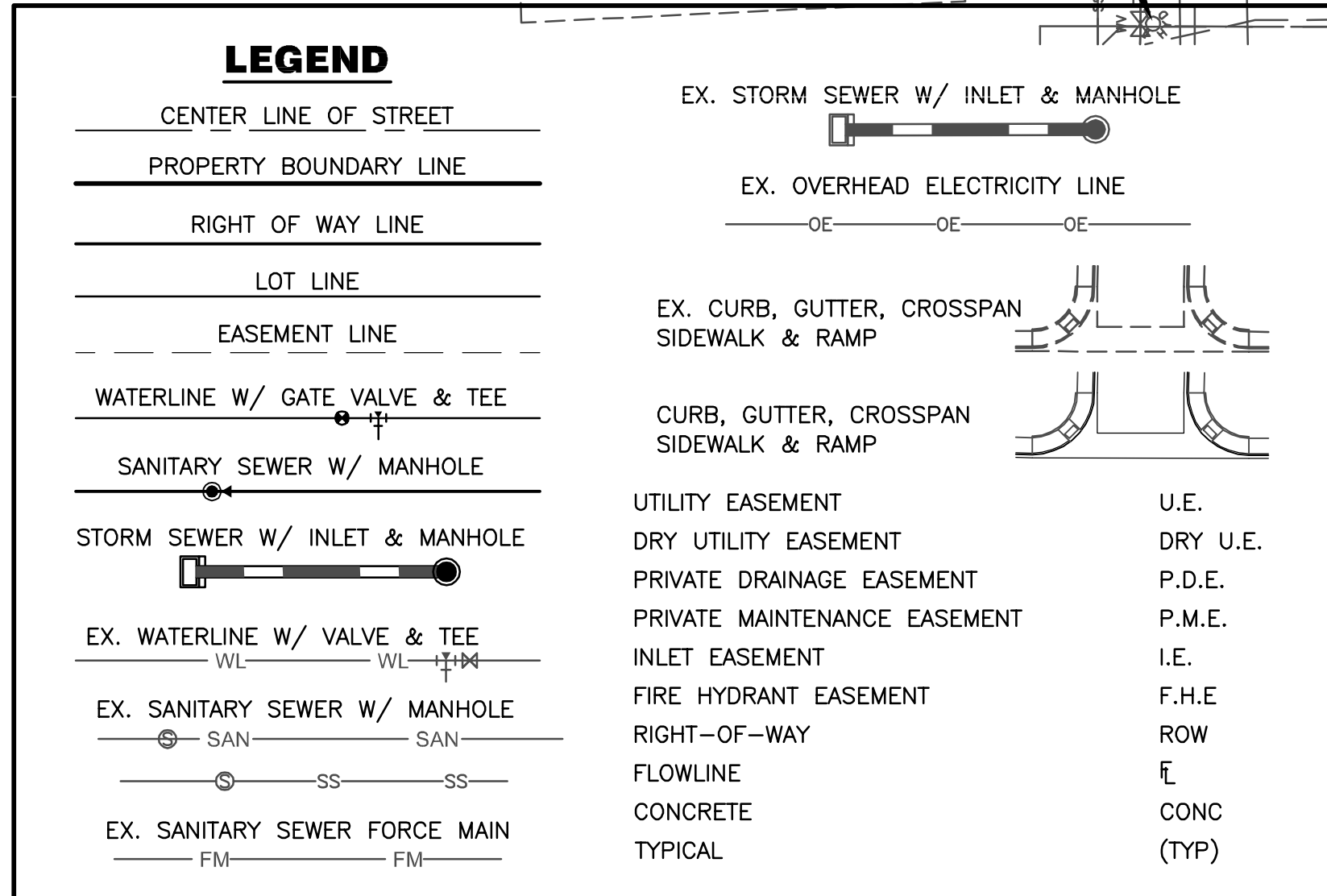
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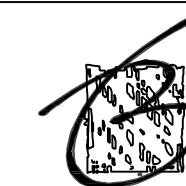
NOTES:

1. THE UTILITY LAYOUT PRESENTED IN THIS PLAN IS A REPRESENTATION OF THE DESIGN INTENT FOR THE LANTERNS DEVELOPMENT. SPECIFIC ELEMENTS ARE SUBJECT TO REVISION IN ORDER TO ACCOMMODATE UNFORSEEN CIRCUMSTANCES AND CHANGING PROJECT CONDITIONS.
2. FOR THE PURPOSES OF CLARITY, CERTAIN EXISTING UTILITIES ARE NOT SHOWN ON THIS PLAN. THESE INCLUDE MOST DRY UTILITIES, UTILITIES BEING ABANDONED OR REMOVED AS A PART OF THIS PROJECT.
3. THE DAVIDSON-HIGHLINE DITCH SHALL BE PIPED ALONG THE SOUTHERN BOUNDARY OF THE LANTERNS DEVELOPMENT. DESIGN SPECIFICS WILL BE DETERMINED WITH THE DITCH COMPANY AT THE TIME OF CONSTRUCTION DOCUMENTATION GENERATION.



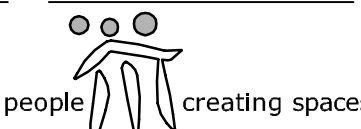
THE LANTERNS

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Drawn By: SDC Designed by: SOS

SCALE

1"=40'



SHEET TITLE

OVERALL UTILITY
PLAN

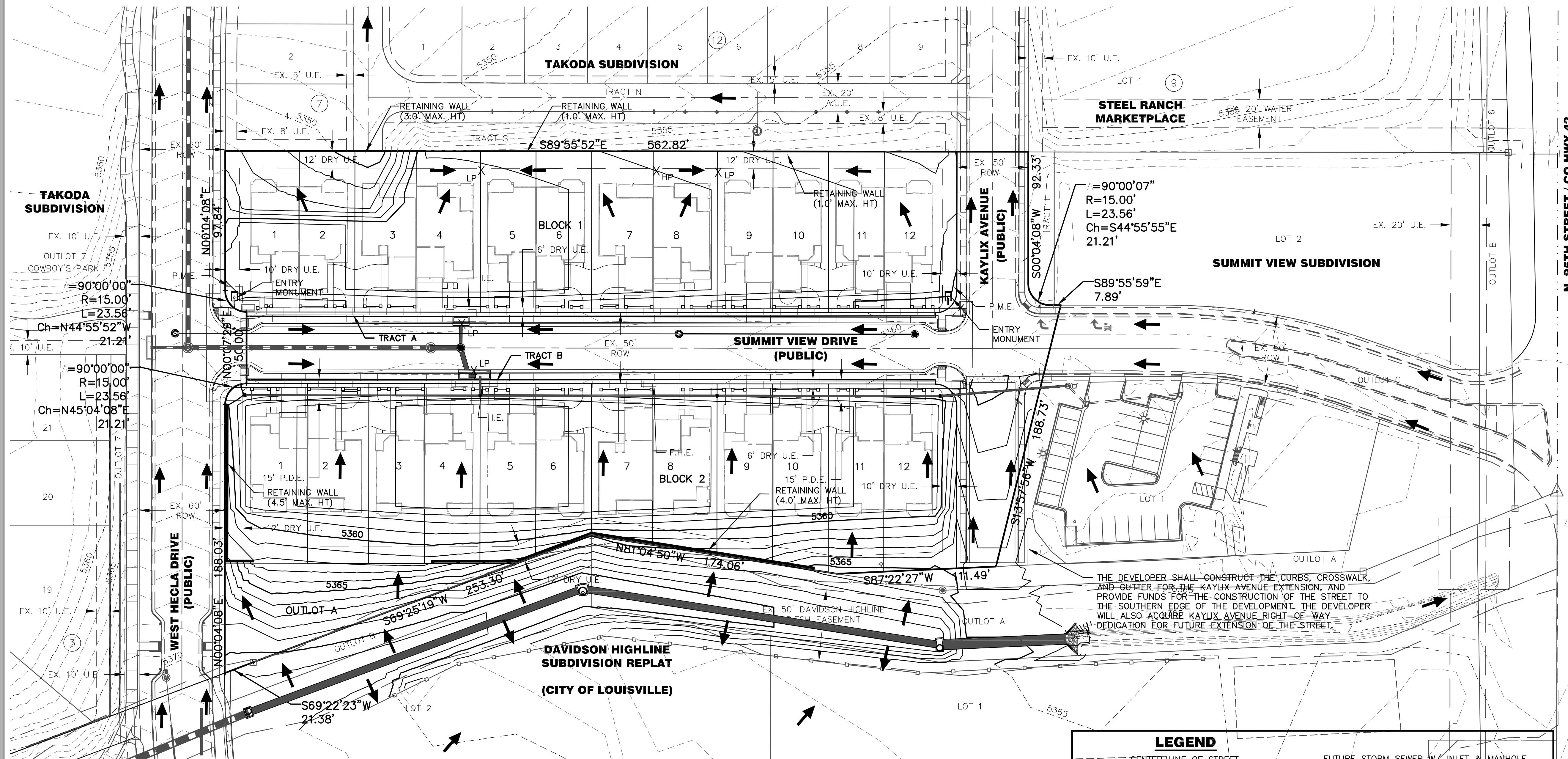
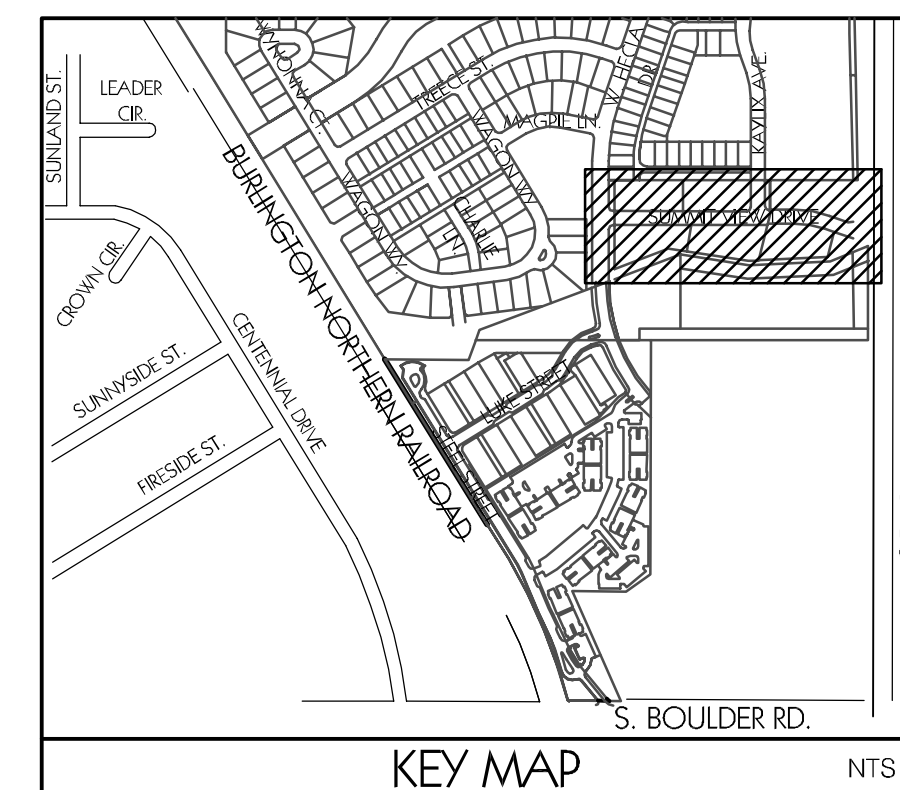
SHEET

11 of 17

THE LANTERNS

FINAL PLANNED UNIT DEVELOPMENT

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NOTES:

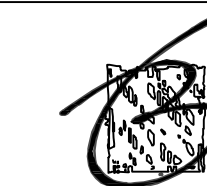
1. FINISHED GRADES ARE DEPICTED ON STREETS, OVERLOT GRADES ARE DEPICTED ON LOTS.
2. THE GRADING PRESENTED IS CONCEPTUAL BUT SHALL BE CONSIDERED THE BASIS FOR SUBSEQUENT GRADING PLANS.

LEGEND

CENTER LINE OF STREET	FUTURE STORM SEWER W/ INLET & MANHOLE
PROPERTY BOUNDARY LINE	EX. STORM SEWER W/ INLET & MANHOLE
RIGHT OF WAY LINE	EX. FENCE LINE
LOT LINE	EX. CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
EASEMENT LINE	CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
PROPOSED CONTOURS 5800	UTILITY EASEMENT U.E.
EXISTING CONTOURS 5700	PRIVATE DRAINAGE EASEMENT P.D.E.
HP / LP HIGH POINT / LOW POINT	PRIVATE MAINTENANCE EASEMENT P.M.E.
FLOW DIRECTIONAL ARROW	DRY UTILITY EASEMENT DRY U.E.
STORM SEWER W/ INLET & MANHOLE	INLET EASEMENT I.E.
	FIRE HYDRANT EASEMENT F.H.E.

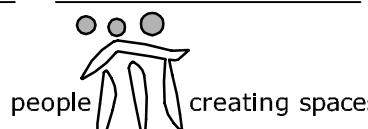
THE LANTERNS

Owner / Architect



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SCALE

1" = 40'



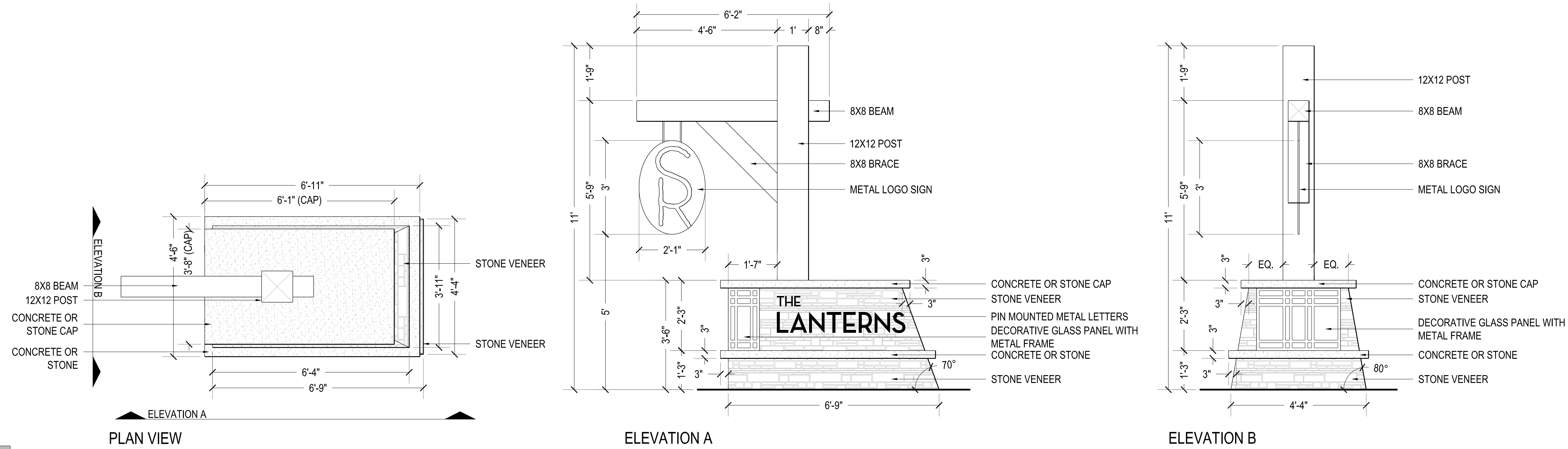
SHEET TITLE

OVERALL GRADING
PLAN

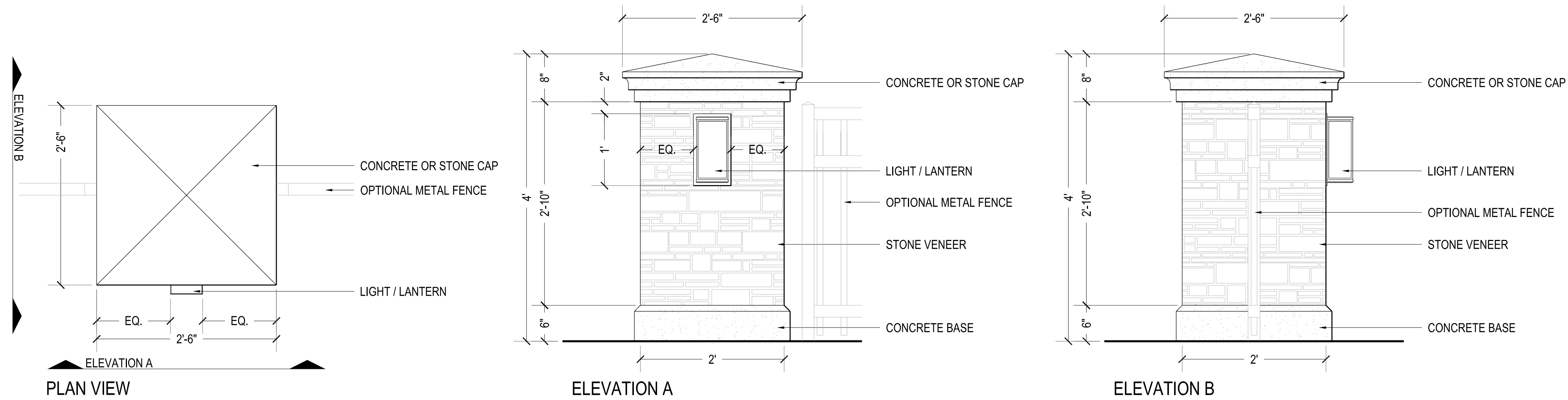
SHEET
12 of 17

THE LANTERNS

A REPLAT OF LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION, TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



1 CONCEPTUAL MONUMENT SIGN
SCALE: $\frac{1}{2}" = 1'-0"$



2. OPTIONAL MASONRY COLUMN
SCALE: 1" = 1'-0"

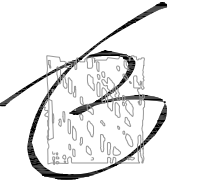
NOTES:

1. ALL DETAILS AND IMAGERY IS CONCEPTUAL.
2. DETAILS SHALL BE FINALIZED WITHIN THE CONSTRUCTION DOCUMENTS.

THE LANTERNS

Owner / Architect

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SCALE

NORTH 

SHEET TITLE

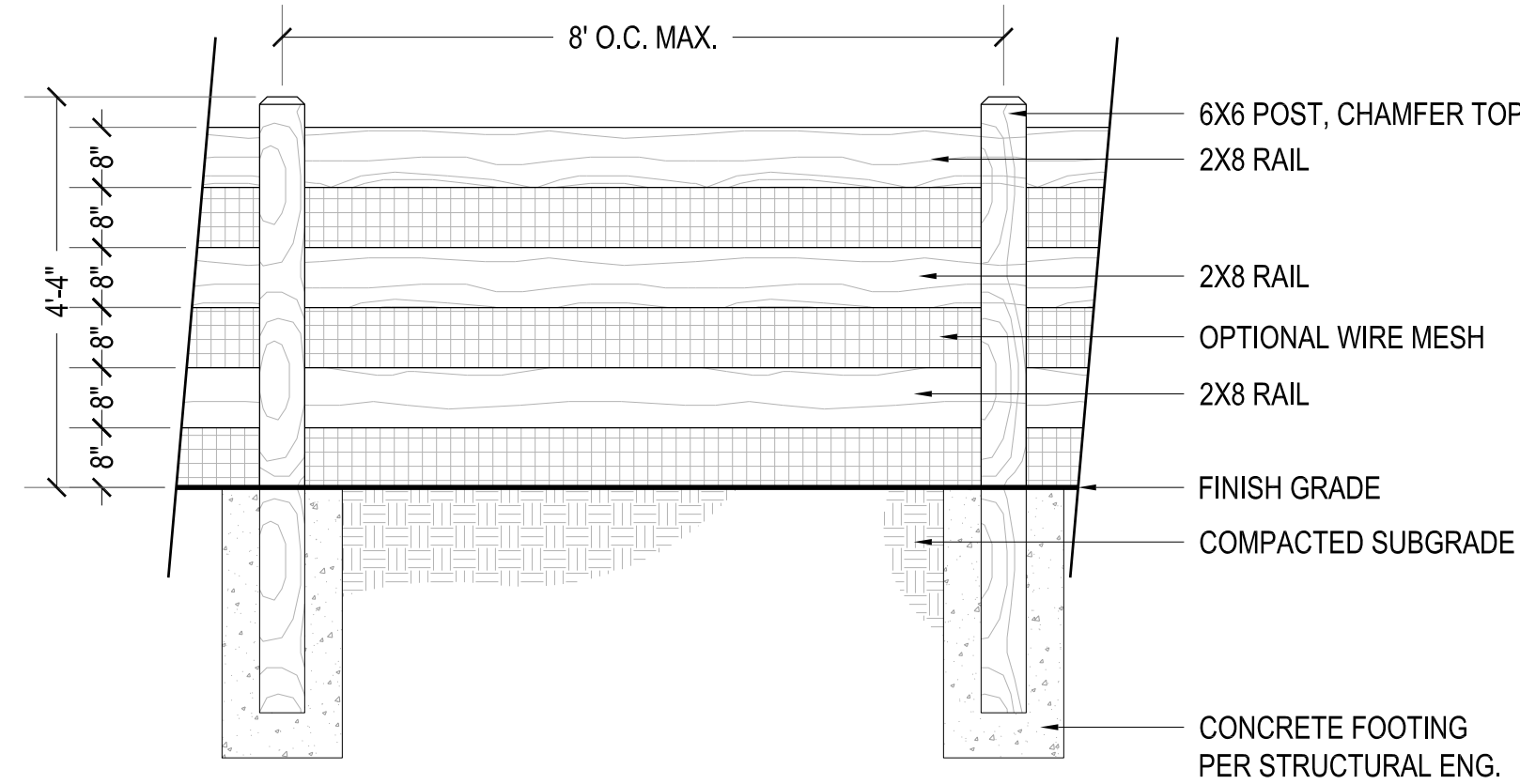
SITE DETAILS

SHEET
13 of 17

THE LANTERNS

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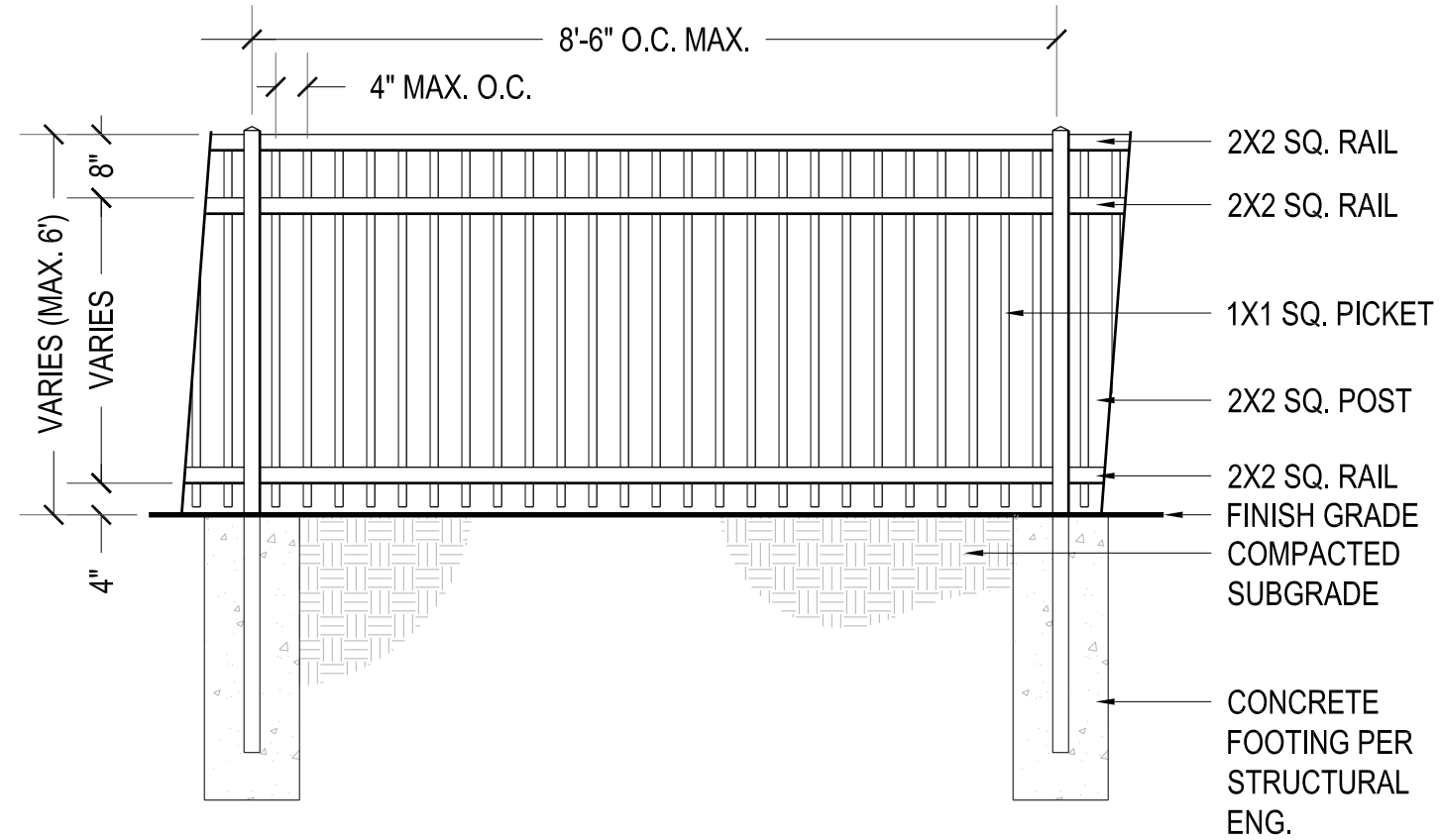
NOTES:
1. ALL MEMBERS TO BE ROUGH SAWN CEDAR.



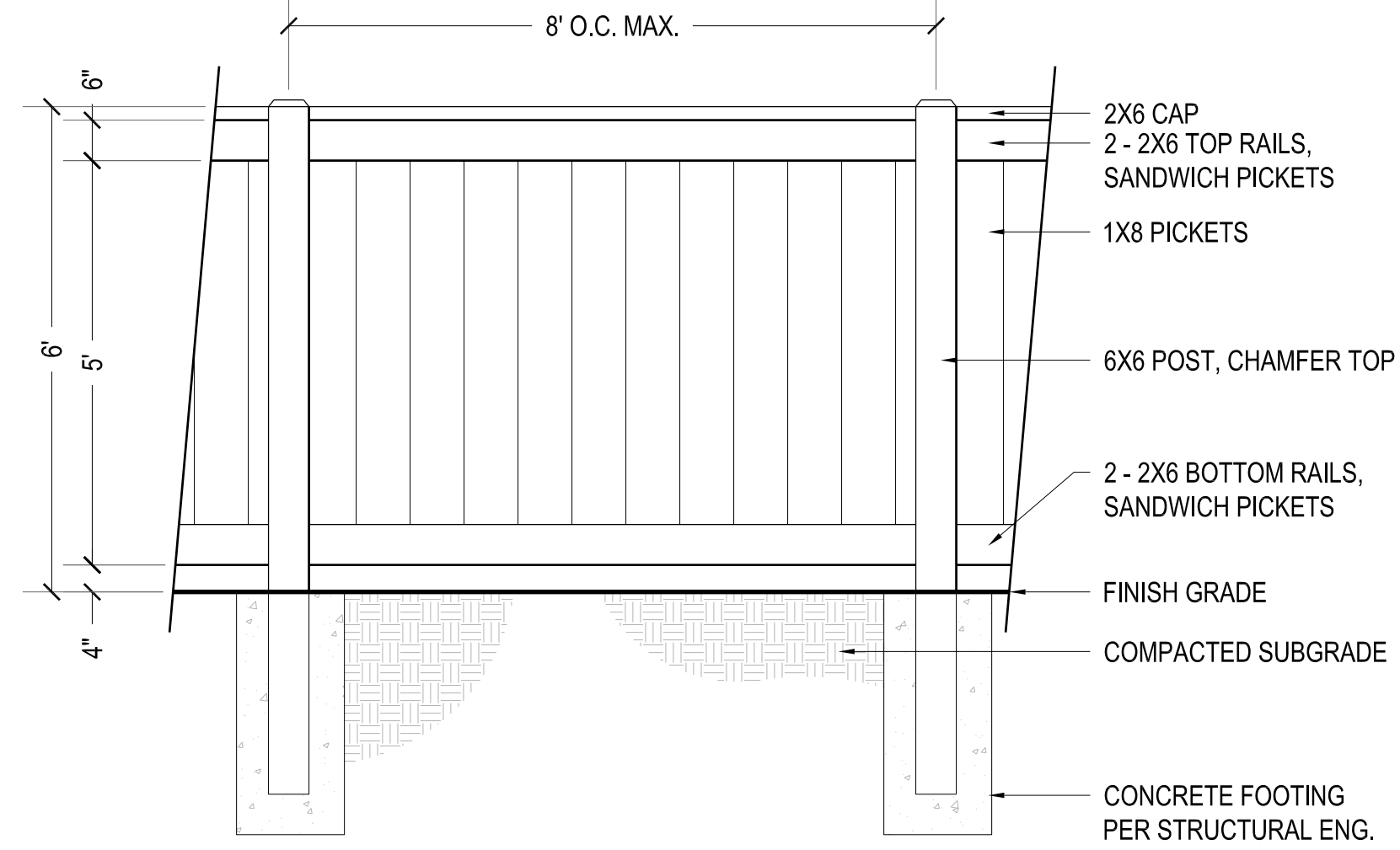
1 3-RAIL FENCE
SCALE: $\frac{1}{2}" = 1'-0"$

NOTES:

1. ALL MEMBERS TO BE METAL.
2. ALL MEMBERS TO BE PAINTED BLACK.





2 METAL PICKET FENCE
SCALE: 1/2" = 1'-0"



3 PRIVACY FENCE - WOOD OR SYNTHETIC WOOD LOOK
SCALE: 1/2" = 1'-0"

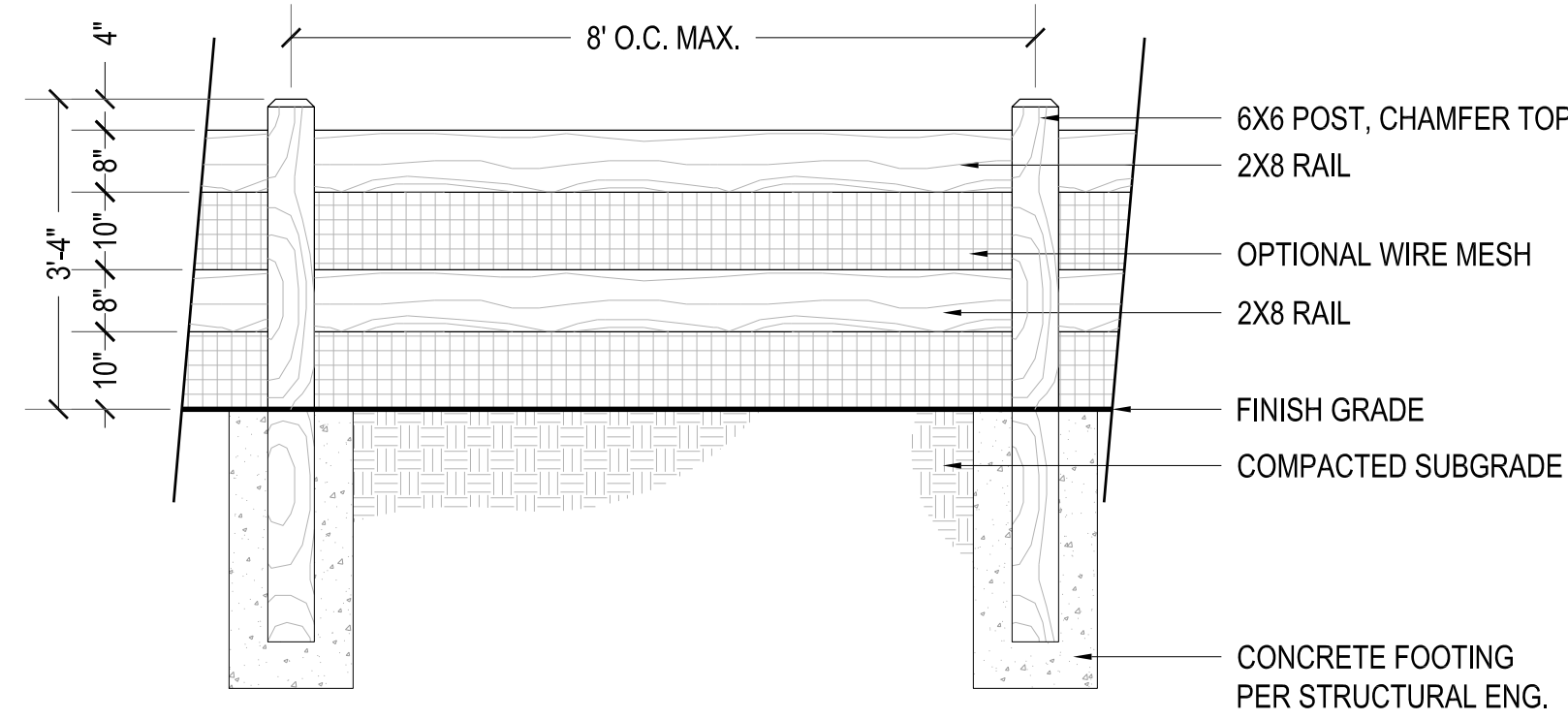
FENCE LEGEND

- | | |
|---|--|
|  | 6' PRIVACY FENCE
(WOOD OR MASONRY) |
| | OPTIONAL METAL PICKET OR COMBINATION OF
METAL PICKET AND MASONRY COLUMN |
|  | OPTIONAL PRIVACY, 3-RAIL, 2-RAIL, METAL
PICKET OR MASONRY FENCE |

NOTES:

1. FENCE LOCATIONS WILL BE FINALIZED WITHIN THE CONSTRUCTION DOCUMENTS.
2. FENCE MATERIALS, COLORS AND SPECIFICATIONS WILL BE FINALIZED WITHIN THE CONSTRUCTION DOCUMENTS.
3. MAXIMUM ALLOWED HEIGHT FOR FENCES IN THE FRONT SETBACK IS 4 FEET.

NOTES:
1. ALL MEMBERS TO BE ROUGH SAWN CEDAR.



4 2-RAIL FENCE
SCALE: $\frac{1}{2}" = 1'-0"$

NOTES:

1. ALL DETAILS AND IMAGERY IS CONCEPTUAL.
2. DETAILS SHALL BE FINALIZED WITHIN THE CONSTRUCTION DOCUMENTS

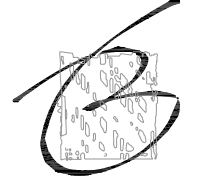


5 FENCING PLAN
SCALE: 1" = 60'

THE LANTERNS

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Planning / LA



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SCALE

NORTH 

SHEET TITLE

SITE DETAILS

SHEET
14 of 17

THE LANTERNS

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ISOMETRIC

ARCHITECTURAL ELEVATION NOTES

1. THE BUILDING ELEVATIONS, DESIGN, AS DEPICTED IS SUBJECT TO CHANGE AND AS SUCH MAY VARY FROM THE FINAL CONSTRUCTION DOCUMENTS.
2. BUILDING MATERIALS AND COLORS DEPICTED ARE FOR PURPOSES OF INTENT AND CHARACTER AND MAY BE FURTHER REFINED WITHIN THE CONSTRUCTION DOCUMENTS OR AT TIME OF BUILDING PERMIT.



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

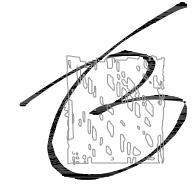


RIGHT ELEVATION

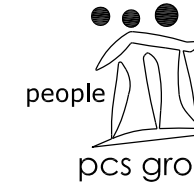
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NORTH



SHEET TITLE

ARCHITECTURAL
ELEVATIONS

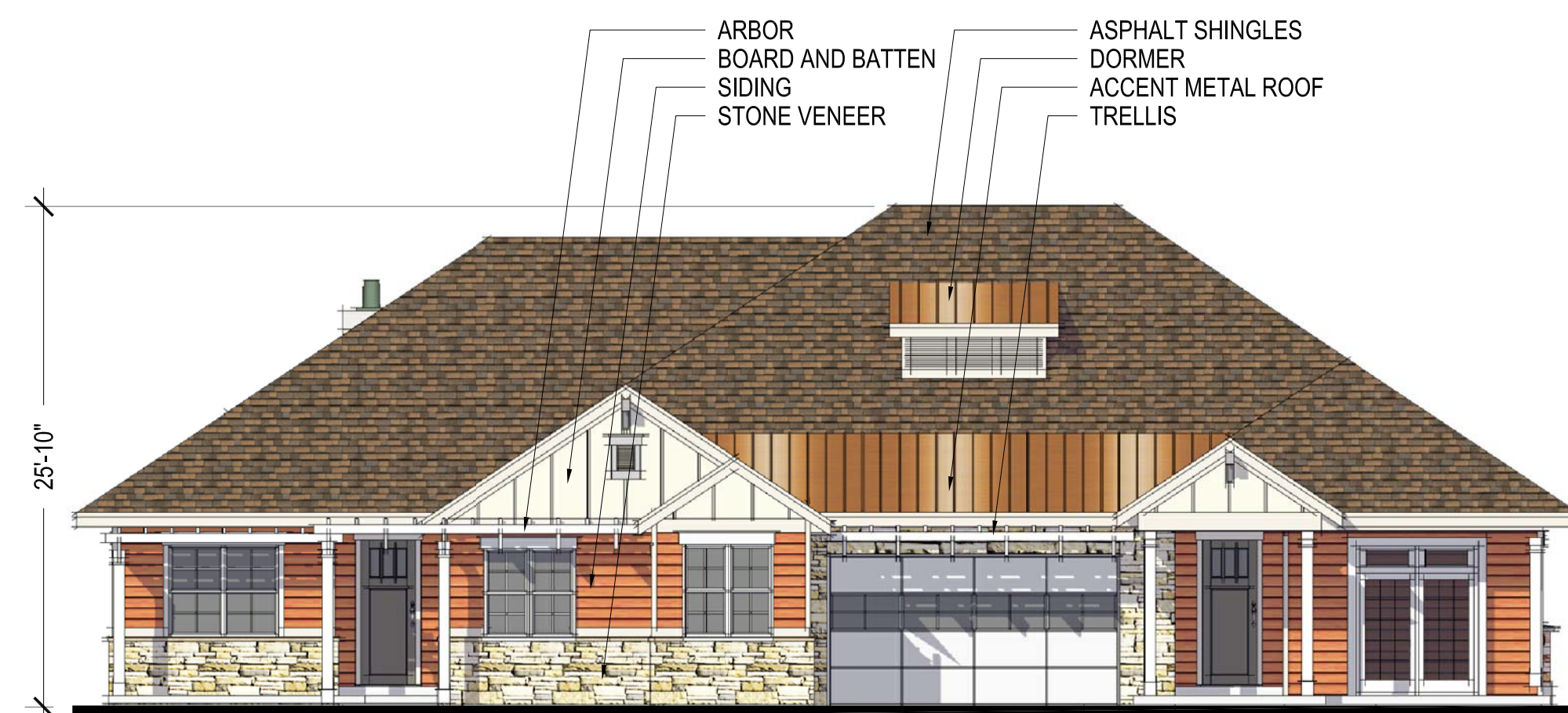
SHEET
15_{of} 17

THE LANTERNS

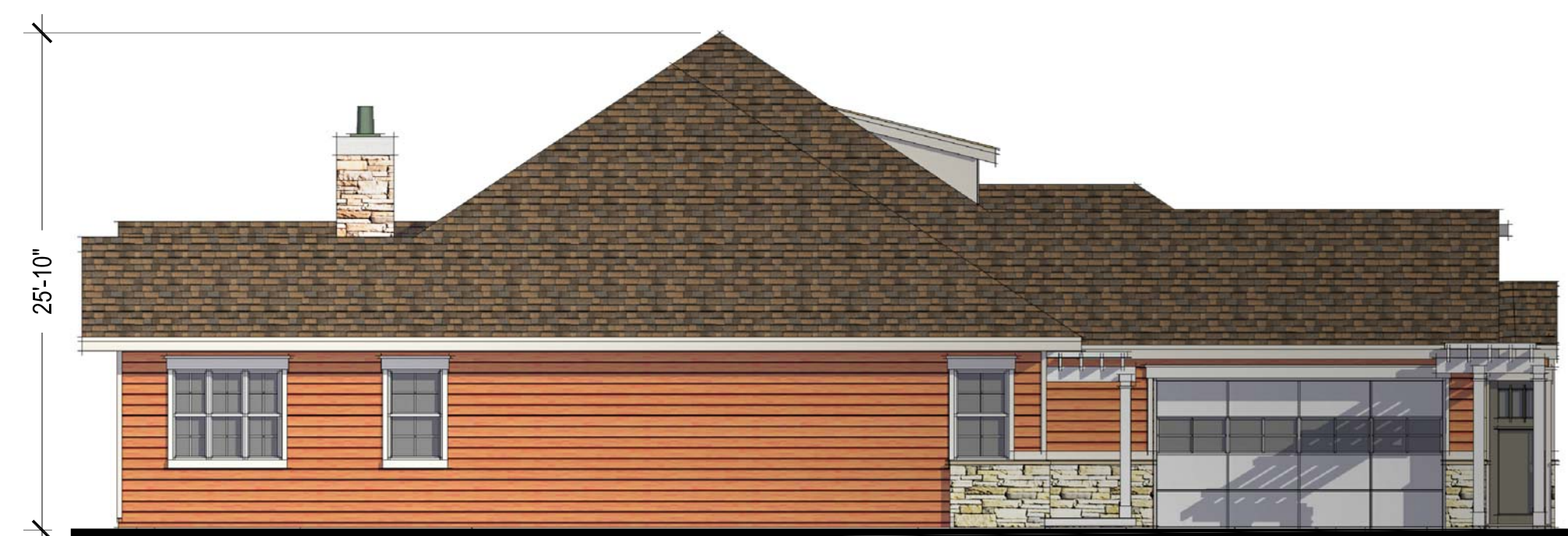
A REPLAT OF LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION, TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



ISOMETRIC



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

ARCHITECTURAL ELEVATION NOTES

1. THE BUILDING ELEVATIONS, DESIGN, AS DEPICTED IS SUBJECT TO CHANGE AND AS SUCH MAY VARY FROM THE FINAL CONSTRUCTION DOCUMENTS.
2. BUILDING MATERIALS AND COLORS DEPICTED ARE FOR PURPOSES OF INTENT AND CHARACTER AND MAY BE FURTHER REFINED WITHIN THE CONSTRUCTION DOCUMENTS OR AT TIME OF BUILDING PERMIT.

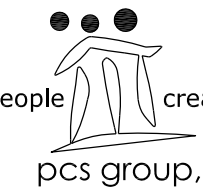
THE LANTERNS

Owner / Architect



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NEIGHBORHOODS
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Planning / LA



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Denver, Co 80265
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Engineering



**J3 ENGINEERING
CONSULTANTS**

Contact: Jason D. Margraf, PE
950 Spruce Street, Ste 2C
Tel: (720) 975-0177

Owner's Rep

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950 Spruce St.
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Tel: (720) 524-3620
Contact:
Justin McClure

Electrical



735 S. Xenon Court, Ste. 201
Lakewood, CO 80228
Phone: (303) 716-1270
Fax: (303) 716-1272

SUBMITTAL

Number	Date	Description
1	03/06/14	Initial
2	05/15/14	2nd SUBMITTAL

Checked By: PMS Project#: 03006

Drawn By: KLM Designed by: JWI

SCALE

NORTH 

SHEET TITLE

ARCHITECTURAL
ELEVATIONS

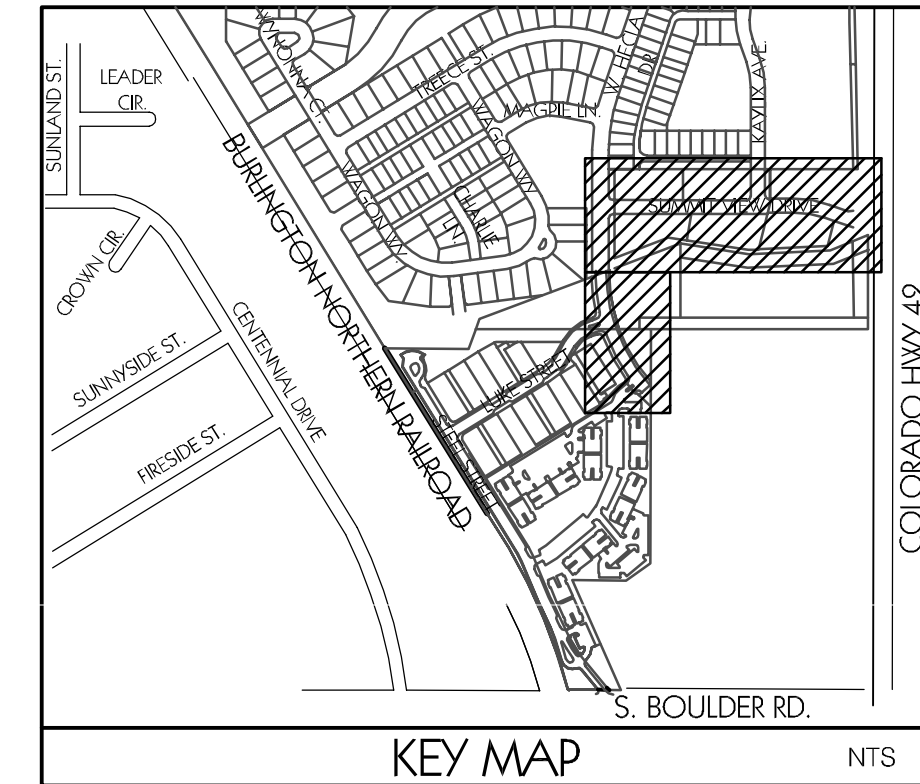
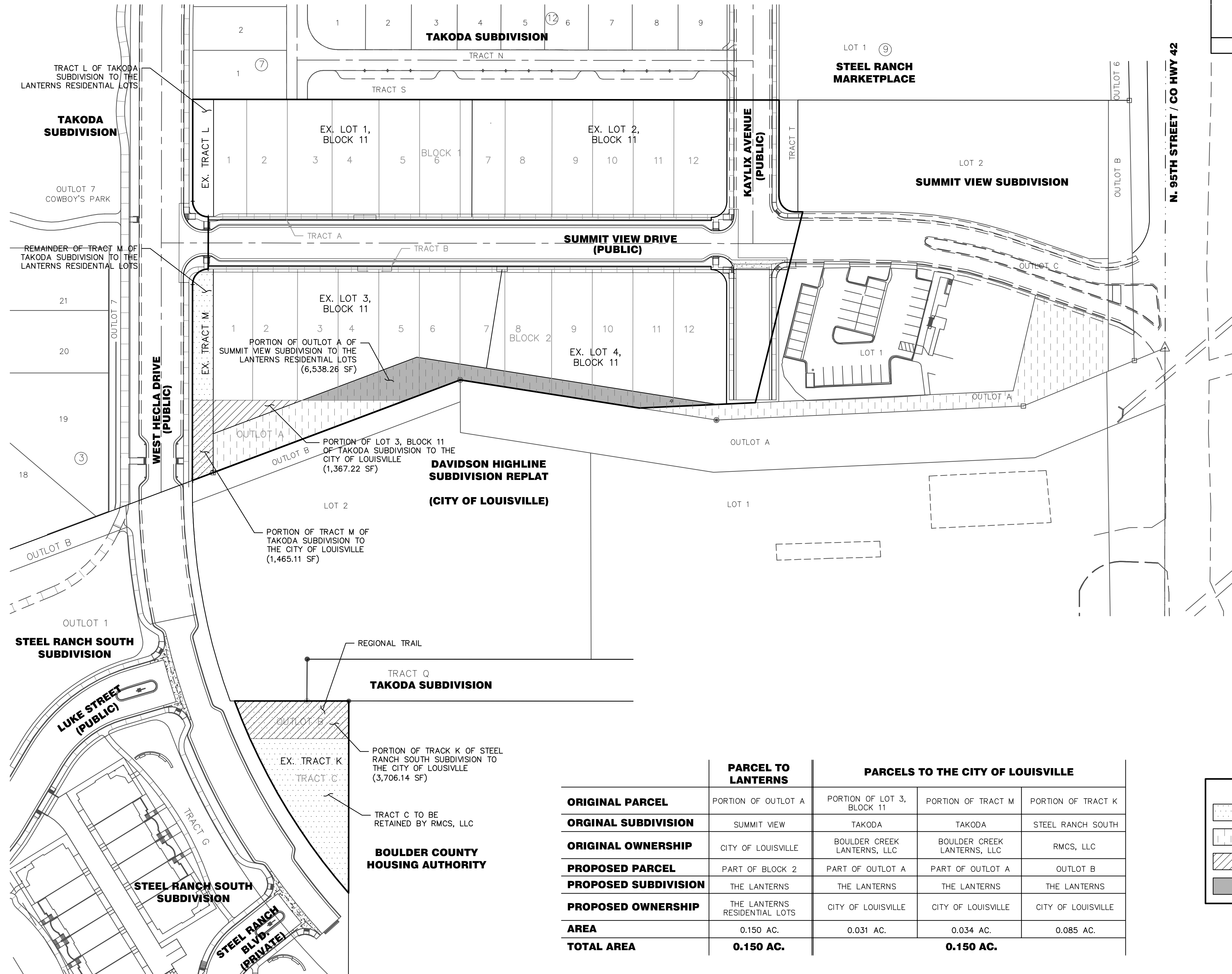
SHEET
16 of 17

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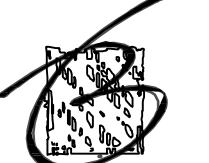
THE LANTERNS


FINAL PLANNED UNIT DEVELOPMENT


A REPLAT OF LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION, TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO




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SUBMITTAL

Number	Date	Description
1	03/06/14	Initial
2	05/15/14	2nd SUBMITTAL

Checked By: JDM Project#: 03006

Drawn By: SDC Designed by: SOS

SCALE

1"=50'



SHEET TITLE

REGIONAL TRAIL-LAND EXCHANGE

SHEET
17 of 17